



## Arlington Zoning Board of Appeals

**Date:** Tuesday, January 14, 2025  
**Time:** 7:30 PM  
**Location:** Conducted by Remote Participation  
**Additional Details:**

### Agenda Items

#### Administrative Items

1. **Conducted by Remote Participation**

You are invited to a Zoom meeting on Jan 14, 2025 07:30 PM Eastern Time (US and Canada)

Register in advance for this meeting: [https://town-arlington-ma-us.zoom.us/join/tZALd-CqrjMpHtVJhEv8XTpES8-wN3c\\_6HaK](https://town-arlington-ma-us.zoom.us/join/tZALd-CqrjMpHtVJhEv8XTpES8-wN3c_6HaK)

After registering, you will receive a confirmation email containing information about joining the meeting.

Per Board Rules and Regulations, public comments will be accepted during the public comment period during each public hearing. Written comments may be provided by email to [ZBA@town.arlington.ma.us](mailto:ZBA@town.arlington.ma.us) at least 48 hours prior to the start of the meeting.

*\*Notice to the Public on meeting privacy\** In the interests of preventing abuse of videoconferencing technology, all participants, including members of the public, wishing to engage via the Zoom App must register for each meeting and will need to follow multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone using the dial-in information provided above.

#### Hearings

2. **Docket #3822 20 Pond Lane (continued)**

<https://arlingtonma.portal.opengov.com/records/205792>

3. **Docket #3828 190 Waverley St**

OpenGov link <https://arlingtonma.portal.opengov.com/records/207311>

4. **Docket #3829 86 Rawson Rd**

OpenGov link <https://arlingtonma.portal.opengov.com/records/206783>

5. **Docket #3830 39 Woodside Lane**

OpenGov link <https://arlingtonma.portal.opengov.com/records/204691>

**Meeting Adjourn**





## **Town of Arlington, Massachusetts**

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### **Conducted by Remote Participation**

#### **Summary:**

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## Town of Arlington, Massachusetts

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### Docket #3822 20 Pond Lane (continued)

#### Summary:

<https://arlingtonma.portal.opengov.com/records/205792>

#### ATTACHMENTS:

Type	File Name	Description
▢ Reference Material	#3821_20_Pond_Lane_legal_ad.pdf	#3822 20 Pond Lane legal ad
▢ Reference Material	3820_20_Pond_Lane_Application_SP-24-26.pdf	3822 20 Pond Lane Application SP-24-26
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_in_Support_of_Application_9-12-24.pdf	3822 20 Pond Lane Final Memo in Support of Application 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_A_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit A 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_B_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit B 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_C_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit C 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_D_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit D 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_E_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit E 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_F_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit F 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_G_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit G 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_H_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit H 9-12-24
▢ Reference Material	3821_20_Pond_Lane_Final_Memo_Exhibit_H_9-12-24.pdf	3822 20 Pond Lane Final Memo Exhibit H 9-12-24
▢ Reference Material	3822_20_Pond_Lane_Abutter_List.pdf	3822 20 Pond Lane Abutter List
▢ Reference Material	3822_20_Pond_Lane_Abutters_map.pdf	3822 20 Pond Lane Abutters map

▢ Reference Material	Neighbor_letter_-20_Pond_Lane.pdf	Neighbor letter -20 Pond Lane -Creedon
▢ Reference Material	Neighbor_Photos_20_Pond_Lane_-_Creedon.pdf	Neighbor Photos 20 Pond Lane - Creedon
▢ Reference Material	Neighbor_letter_-20_Pond_Lane_-_Simader.pdf	Neighbor letter -20 Pond Lane - Simader
▢ Reference Material	3822_20_Pond_Lane_Lt_to_ZBA_12-2024.pdf	3822 20 Pond Lane Lt to ZBA 12-2024
▢ Reference Material	Lt_to_ZBA_1.7.25.pdf	Lt to ZBA 1.7.25



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Pond Lane Realty LLC**, on September 12, 2024, a petition seeking to alter their property located at **20 Pond Land, Unit 2 - Block Plan 010.0-0004-0005.A**. Said petition would require a **Special Permit** under **8.1.1A** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on October 22, 2024, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend.

**For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

**DOCKET NO 3821**

Christian Klein, RA, Chair  
Zoning Board of Appeals

Please direct any questions to: **ZBA@town.arlington.ma.us**



## SP-24-26

Special Use Permit  
Application (ZBA)

Status: Active  
Submitted On: 9/12/2024





## Primary Location

20 POND LN Unit 2  
Arlington, MA 02474


## Owner

POND LANE REALTY LLC  
C/O NICHOLAS BOIT; 32  
HARBOUR DR N OCEAN RIDGE,  
FL 33435

## Applicant

 Douglas Troyer  
 617-466-8236  
 dtroyer@pierceatwood.com  
 100 Summer Street  
22nd Floor  
Boston, MA 02110

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\* 

Section 8.1.1(A) of the Zoning Bylaw.

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that approximately 2 commercial vehicles for employees will use the driveway area for parking and that the remaining vehicles will be parked inside of the garage which has ample storage area.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion, or unduly impair pedestrian safety.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\*

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\*

It is the Applicant's position that due to the fact that the requested use is consistent with the historical use of the garage and that the continuance of such commercial use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work to be performed inside of the garage will not be detrimental to the character of the neighborhood.

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## Dimensional and Parking Information

Present Use/Occupancy \*

Commerical Garage

Proposed Use/Occupancy \*

Commercial Garage

Existing Number of Dwelling Units\*

0

Proposed Number of Dwelling Units\*

0

Existing Gross Floor Area (Sq. Ft.)\*

3375

Proposed Gross Floor Area (Sq. Ft.)\*

3375

Existing Lot Size (Sq. Ft.)\*

9200

Proposed Lot Size (Sq. Ft.)\* ?

9200

Minimum Lot Size required by Zoning\*

6000

Existing Frontage (ft.)\*

87.49

Proposed Frontage (ft.)\*

87.49

Minimum Frontage required by Zoning\*

60

Existing Floor Area Ratio\*

0

Proposed Floor Area Ratio\*

0

Max. Floor Area Ratio required by Zoning\*

0

Existing Lot Coverage (%)\*

0

Proposed Lot Coverage (%)\*

0

Max. Lot Coverage required by Zoning\*

0

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

0

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

0

Minimum Lot Area per Dwelling Unit required by Zoning\*

0

Existing Front Yard Depth (ft.)\*

0

Proposed Front Yard Depth (ft.)\*

0

Minimum Front Yard Depth required by Zoning\*

0

Existing SECOND Front Yard Depth (ft.)\* ?

0

Proposed SECOND Front Yard Depth (ft.)\* ?

0



Minimum SECOND Front Yard Depth required by Zoning\* ?  
0

Existing Left Side Yard Depth (ft.)\* ?  
0

Proposed Left Side Yard Depth (ft.)\* ?  
0

Minimum Left Side Yard Depth required by Zoning\* ?  
0

Existing Right Side Yard Depth (ft.)\* ?  
0

Proposed Right Side Yard Depth (ft.)\* ?  
0

Minimum Right Side Yard Depth required by Zoning\* ?  
0

Existing Rear Yard Depth (ft.)\*  
0

Proposed Rear Yard Depth (ft.)\*  
0

Minimum Rear Yard Depth required by Zoning\*  
0

Existing Height (stories)  
1

Proposed Height (stories)\*  
1

Maximum Height (stories) required by Zoning\*  
3

Existing Height (ft.)\*  
14

Proposed Height (ft.)\*  
14

Maximum Height (ft.) required by Zoning\*  
29

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

0

Proposed Landscaped Open Space (Sq. Ft.)\*

0

Existing Landscaped Open Space (% of GFA)\*

0

Proposed Landscaped Open Space (% of GFA)\*

0

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

0

Existing Usable Open Space (Sq. Ft.)\*

0

Proposed Usable Open Space (Sq. Ft.)\*

0

Existing Usable Open Space (% of GFA)\*

0

Proposed Usable Open Space (% of GFA)\*

0

Minimum Usable Open Space required by Zoning\*

0

Existing Number of Parking Spaces\*

0

Proposed Number of Parking Spaces\*

0

Minimum Number of Parking Spaces required by  
Zoning\*

0

Existing Parking area setbacks

0

Proposed Parking area setbacks \*

0

Minimum Parking Area Setbacks required by  
Zoning\*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

0

Proposed Slope of proposed roof(s) (in. per ft.)\*

0

Minimum Slope of Proposed Roof(s) required by Zoning\*

0

Existing type of construction\*

0

Proposed type of construction\*

0

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## Open Space Information

Existing Total Lot Area\*

9200

Proposed Total Lot Area\*

9200

Existing Open Space, Usable\*

0

Proposed Open Space, Usable\*

0

Existing Open Space, Landscaped\*

0

Proposed Open Space, Landscaped\*

0

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## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

0

1st Floor, Proposed Gross Floor Area

0

2nd Floor, Existing Gross Floor Area

0

2nd Floor, Proposed Gross Floor Area

0

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies,  
Existing Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

0



Total Proposed Gross Floor Area

0



## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*



Applicant's Signature\*



Nick Boit

Sep 4, 2024

**MEMORANDUM IN SUPPORT OF SPECIAL USE PERMIT APPLICATION**

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To: Town of Arlington – Zoning Board of Appeals  
From: Douglas A. Troyer, on behalf of Pond Lane Realty, LLC  
Re: 20 Pond Lane, Arlington, MA - Special Use Permit Application  
Parcel Id No. 10-4-5.A  
Date: September 12, 2024

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Dear Honorable Members of the Zoning Board of Appeals:

This Memorandum is submitted to the Town of Arlington Zoning Board of Appeals (hereinafter the “ZBA”) on behalf of our client, Pond Lane Realty, LLC (“Applicant”) in support of its Application for Special Use Permit pursuant to Sections 8.1.1(A) and 3.3 of the Town of Arlington Zoning Bylaws (the “Bylaw”) to continue the use of the existing commercial garage for commercial office use, storage of vehicles and equipment, and light construction work at the property located at 20 Pond Lane, Arlington, MA (“Property”).

**I. FACTUAL BACKGROUND**

The Property is located in the Town’s R-2 Zoning District and is classified as a residential/commercial property containing .211 acres (approximately 9,200 sq ft.) with a 4,418 sf ft two- family residence and a 3,375 sq. ft. commercial garage located on the Property. (See Property Card attached hereto as **Exhibit “A”**). This application pertains to the use of the existing commercial garage located on the Property only.

The Applicant purchased the Property from Edward C. Simonian, Trustee of the Philip Simonian Realty Trust on October 26, 2015. (See copy of Deed recorded with the Middlesex South Registry of Deeds in Book 66280, Page 526 attached hereto as **Exhibit “B”**). From 1963 to the present, the garage located on the Property has been used for commercial purposes. The Applicant intends to list the Property for sale and prior to filing this application the Applicant was instructed by the Inspectional Services Director that a special use permit from the ZBA is necessary. Thus, the Applicant submits this application to clarify that the use of the commercial

garage for office, storage of vehicles and equipment, and light construction work is a legal current use of the commercial garage, and if necessary, to request a special use permit for the continuance of the pre-existing non-conforming commercial use. No changes are being made to the Property or to the existing buildings located on the Property.

A copy of the existing conditions Plot Plan is attached hereto as **Exhibit "C"**.

### **HISTORY OF THE COMMERCIAL USE OF THE PROPERTY**

1. In June of 1961 Philp and Margaret Simonian purchased the Property, which at that time only contained the residential structure.
2. Mr. Simonian was the owner of State Coal & Oil Co., and from the summer of 1961 to 1963 used the Property to store commercial vehicles and equipment for his business.
3. In or around May of 1963, Mr. Simonian sought a variance from the ZBA due to a decision of the then Inspector of Buildings concerning the Inspector's refusal to issue a building permit for the construction of a commercial garage at the Property as such use was in violation of Section 14 of the Zoning Bylaws in effect at that time. Mr. Simonian was seeking to construct the garage to house his commercial vehicles and equipment and operate his business from the garage.
4. Public hearings were held in May of 1963 and the ZBA issued a decision in ZBA Case #779 permitting the construction of the commercial garage for his business and to be used for storage of commercial vehicles and equipment of Mr. Simonian's fuel business on the Property. (See **Exhibit D**).
5. Subsequent to the ZBA's decision, Mr. Simonian constructed the commercial garage on the Property. The garage consists of a flat-roof cinder block structure that is 45' wide and 75' long (3,375 sq. ft.) and 14' in height. The garage contains a large storage space area, office for business operations, a mezzanine storage area and two bathrooms for employees. (Copies of photos taken in 2011 attached hereto as **Exhibit "E"** show the garage as originally constructed).
6. In July of 1965, Mr. Simonian filed a petition with the ZBA seeking permission to further rent the commercial garage located on the Property for business use. At that time, Mr. Simonian was using a small portion of the garage for his company's business office but was no longer using the remainder of the space in the garage. Mr. Simonian sought permission to rent the remaining space in the garage to a commercial business involved in industrial truck batteries and battery charging devices for the operation of their business and storage of their vehicles and equipment. The ZBA granted the petition permitting the requested use at the Property. (See ZBA Case #959 attached hereto as **Exhibit "F"**).
7. Subsequent to 1963, the ownership of the Property was conveyed amongst Mr. Simonian's family. In 1978 Mr. and Mrs. Simonian conveyed ownership of the Property to the



Philip Simonian Realty Trust. In 1990 and again in 2004 the Property was conveyed to the Successor Trustees of the Philip Simonian Realty Trust.

8. From 1963 to 2015, the Simonian Family continued to rent out the garage for commercial uses and an auto body shop and auto mechanic business operated out of the garage during the majority of this time period. (See **Exhibit E**).

9. On October 26, 2015, the Applicant purchased the Property. (See **Exhibit B**). At that time the auto body shop stopped operating out of the garage and Arlington Motor Mart remained as a tenant of the Applicant and continued to perform auto repair work at the Property until 2020.

10. Additionally, from October 2015 to end of 2022, the Applicant's prior property management company, Barrington Management Company and Brigs LLC, used a portion of the garage for its maintenance division for the storage of materials, use as a woodworking shop, and parking for commercial vehicles. The Applicant further rented the garage to Flagship Cleaning Services, later renamed Syntegra, a commercial cleaning company who also used the garage for storage of materials and supplies, storage of commercial cleaning vehicles and used the office in the garage for its main office for operations.

11. The Applicant has replaced the roof on the garage and performed some interior work to clean-up the garage storage area, office, and restrooms. In 2019, the Applicant painted the garage while doing renovation work to the residential structure on the Property. (See photos attached hereto as **Exhibit "G"**).

12. In or around late 2022 to the Spring of 2023, the Applicant continued to perform maintenance work to the Property and contacted the Director of the Recreational Commission concerning the creation a buffer area between the Property and the abutting Town Property. The Town currently rents its land to Arlington/Belmont Crew organization who uses the Town's property to store its recreational boats and equipment. In the Spring of 2023, the Recreational Commission approved work allowing the Applicant to remove certain pavement and install a landscape buffer consisting of stone gravel, and several hedges and trees on the boundary line separating and creating a buffer area between the properties. (See **Exhibit C** and copies of photos of the existing conditions at the site along with photos showing the interior of the garage attached hereto as **Exhibit "H"**).

13. From 2022 to December 2023 the garage was used by Buffington, LLC, a real estate management company for use as a maintenance facility, site of operations and parking of commercial vehicles and equipment. The Applicant is currently considering placing the Property on the market and is considering his options concerning the continued commercial operations for the garage.

14. Thus, from the garage's initial construction in 1963 to the present, the garage has been used for commercial operations for office use, storage of vehicles and equipment and light construction by the owner of the Property and by its tenants. The Applicant seeks permission to



continue such use and further seeks clarification that should the Property be sold that any subsequent owner would be able to use the garage in the same historical manner.

**I. REQUEST FOR SPECIAL USE PERMT AND FINDING THAT THE PRE-EXISTING NON-CONFORMING USE OF THE GARAGE FOR STORAGE OF COMMERCIAL VEHICLES AND EQUIPMENT AND LIGHT CONSTUCTION WORK SHALL NOT BE SUBSTAINALLY MORE DETRIMENTAL THAT THE EXISTING NON-CONFORMING USE TO THE NEIGHBORHOOD.**

Relevant portions of Section 8.1.1(A) of the Bylaws provides as follows:

Except as provided in this Section, this Bylaw shall not apply to structures or uses lawfully in existence or lawfully begun, or to a building permit or special permit issued before the first publication of notice of the public hearing on this Bylaw (December 14, 2017)... Pre-existing nonconforming structures or uses may be extended or altered, provided, that no such extension or alteration shall be permitted unless there is a finding by the Board of Appeals that such change, extension or alteration shall not be substantially more detrimental than the existing nonconforming structure or use to the neighborhood.

It is the Applicant's position that the proposed continued use of the garage at the Property shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. Furthermore, the Applicant states that as provided in more detail below, its pending Application for Special Use Permit meets the criteria set forth in Section 3.3.3 of the Bylaw as follows:

**1. The Requested Use is Essential or Desirable to the Public Convenience and Welfare:**

Since its construction in 1963 the commercial use of the garage on the Property has been for the storage of commercial vehicles and equipment along with office use, auto body work and auto repair work. The Applicant's request to continue the use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work is consistent with the historical use of the garage and is in fact less intrusive than when the garage was used as an auto body shop and auto repair shop. The use is consistent with other uses in the neighborhood as the abutting Town property is being used for the storage of recreational equipment for the Arlington/Belmont Crew organization who stores their vehicles, trailers, crew boats, and other equipment on the Town property.

As the Property is fully developed - there are no changes proposed to the garage structure, driveway, drainage, utilities or other infrastructure servicing the Property - and the requested use is consistent with what has historically been used at the Property, the requested commercial use of the garage will continue to fit seamlessly with the community and neighborhood.

**2. The Requested Use Will Not Create Undue Traffic Congestion, or unduly Impair Pedestrian Safety:**

The Applicant states that the proposed project will not involve any changes to the driveway or parking area on the Property. Additionally, there are no proposed changes to the traffic flow, access, parking and pedestrian circulation that has been in existence at the Property for over 61 years. The Applicant anticipates that in addition to 2 vehicles parking in the driveway for the residential use for the Property, that approximately 2 commercial vehicles for employees will use the driveway area for parking and that the remaining vehicles will be parked inside of the garage which has ample storage area.

Therefore, because there no changes proposed to the structure or facilities on the Property and due to the fact that the requested use is consistent with the historical uses of the garage, it is the Applicant's position that its requested use of the garage will not create any undue traffic congestion, or unduly impair pedestrian safety.

**3. The Requested Use Will Not Overload Any Public Water, Drainage Or Sewer System, Or Any Other Municipal System To Such An Extent That The Requested Use in the Immediate Area Or Any Other Area Of The Town Will Be Unduly Subjected To Hazards Affecting Health, Safety Or The General Welfare:**

As provided above, the garage was fully developed in 1963 and there are no changes being proposed to the drainage, utilities and other infrastructure servicing the Property as they are all more than adequate to accommodate the continue commercial use of the garage. Additionally, no hazardous materials will be stored on Property.

**4. The Special Provisions For The Requested Use Under the Bylaw Are Fulfilled.**

As provided above, the garage structure and commercial use of the garage was permitted by the ZBA in 1963. The commercial use of the garage is proposed to be that of storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage. Pursuant to Section 8.1.1(A) of the Bylaw, the ZBA may granted the requested use if it finds that the use shall not be substantially more detrimental than the existing nonconforming use to the neighborhood. As provide above, it is the Applicant's position that the ZBA has the necessary facts to make such a finding under the Bylaw.



**5. The Requested Use Will Not Impair The Integrity Or Character Of the District Or Adjoining Districts, Nor be Detrimental To the Health or Welfare.**

The Applicant directs the ZBA's attention to its statements provided for in Paragraph 1-4 above. Additionally, the Applicant states that the requested use is consistent with the historical commercial use made at the Property since 1963 and permission to continue such use will not impact the integrity or character of the R-2 district or adjoining districts nor be a detriment to the health or welfare of the community.

**6. The Requested Use Will Not, By Its Addition To The Neighborhood, Cause An Excess Of the Use That Could Be Detrimental To The Character Of Said Neighborhood.**

It is the Applicant's position that due to the fact that the requested use is consistent with the historical use of the garage and that the continuance of such commercial use of the garage for the storage of commercial vehicles and equipment, office use, and light construction work to be performed inside of the garage will not be detrimental to the character of the neighborhood.

**III. CONCLUSION**

For all of the above reasons, the Property has historically been used for both residential and commercial purposes. The continuance of the requested commercial use of the garage on the Property will fit seamlessly with the existing use at the Property and neighborhood as there will essentially be no change to the uses of the garage on the Property that have been continuously and consistently made since 1963.

Furthermore, as provided above and in the supporting materials submitted in support herewith, it is the Applicant's position that it has shown sufficient evidence to support a finding from the ZBA that the requested use of the garage on the property for the storage of commercial vehicles and equipment, office use, and light construction use will not be substantially more determinantal than the existing nonconforming use to the neighborhood and that its application complies with all applicable criteria set forth in Section 3.3 of the Bylaw to grant the special use permit requested by the Applicant.

Therefore, the Applicant respectfully request that the ZBA grant the Applicant's application for Special Use Permit.

September 12, 2024

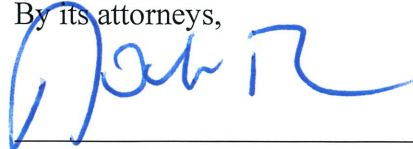
Page -7-

Thank you for your attention to this matter and should you have any questions or require any additional information concerning this Application, please do not hesitate to contact me directly.

Respectfully submitted,

POND LANE REALTY, LLC

By its attorneys,



---

Douglas A. Troyer  
100 Summer Street, 22<sup>nd</sup> Floor  
Boston, MA 02110  
(671) 488-8236  
[dtroyer@pierceatwood.com](mailto:dtroyer@pierceatwood.com)cc:

cc: Client (via email only)

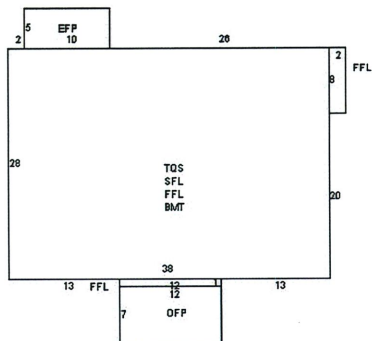
## **EXHIBIT “A”**

[HOME](#)[SEARCH](#)[SUMMARY](#)[INTERIOR](#)[EXTERIOR](#)[ABOUT](#)[Printable Record Card](#) | [Previous Assessment](#) | [Condo Info](#) | [Sales](#) | [Zoning](#) | [Comments](#) |**WebPro**

Card 1 of 2

[Next Card](#)[Last Card](#)Location **20 POND LN**Property Account Number **8440**Parcel ID **010.0-0004-0005.A**Old Parcel ID **8440 --****Current Property Mailing Address**Owner **POND LANE REALTY LLC**Address **C/O NICHOLAS BOIT  
32 HARBOUR DR N**City **OCEAN RIDGE**  
State **FL**  
Zip **33435**  
Zoning **R2****Current Property Sales Information**Sale Date **10/26/2015**  
Sale Price **1,000,000**Legal Reference **66280-526**  
Grantor(Seller) **SIMONIAN EDWARD C,****Current Property Assessment**Year **2024**Land Area **0.211 acres****Card 1 Value**Building Value **663,700**  
Xtra Features Value **0**  
Land Value **515,000**  
Total Value **1,178,700****Total Parcel Value**Building Value **824,300**  
Xtra Features Value **4,600**  
Land Value **515,000**  
Total Value **1,343,900****Narrative Description**

This property contains **0.211 acres** of land mainly classified as **Res. / Comm.** with a(n) **Multi-Conver** style building, built about **1900**, having **Aluminum** exterior and **Asphalt Shgl** roof cover, with **3** unit(s), **13** total room(s), **5** total bedroom(s), **3** total bath(s), **0** total half bath(s), **0** total 3/4 bath(s).

**Legal Description****Property Images**

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## **EXHIBIT “B”**



Middlesex South Registry of Deeds  
Electronically Recorded Document

This is the first page of the document - Do not remove

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Recording Information

Document Number	: 181865
Document Type	: DEED
Recorded Date	: October 26, 2015
Recorded Time	: 02:49:32 PM
Recorded Book and Page	: 66280 / 526
Number of Pages(including cover sheet)	: 3
Receipt Number	: 1874080
Recording Fee (including excise)	: \$4,685.00

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX  
Southern Middlesex District ROD # 001  
Date: 10/26/2015 02:49 PM  
Ctrl# 232809 19350 Doc# 00181865  
Fee: \$4,560.00 Cons: \$1,000,000.00  
\*\*\*\*\*

**Middlesex South Registry of Deeds**  
**Maria C. Curtatone, Register**  
208 Cambridge Street  
Cambridge, MA 02141  
617-679-6300  
[www.cambridgedeeds.com](http://www.cambridgedeeds.com)



QUITCLAIM DEED

Edward C. Simonian, of Centerville, Barnstable County, Massachusetts for consideration paid and in full consideration of ONE MILLION AND 00/100 DOLLARS (\$1,000,000.00) grants to POND LANE REALTY, LLC a Massachusetts limited liability company, of 376 Massachusetts Avenue, Arlington, Massachusetts 02474

*WITH QUITCLAIM COVENANTS*

all right, title and interest in and to that certain parcel of land with the buildings and improvements thereon known as 20 Pond Lane, Arlington, Middlesex County, Massachusetts, being more particularly described as follows:

The land with the buildings and improvements thereon situate in Arlington, Middlesex County, Massachusetts, situate on Pond Lane and shown as Lot "B" on "Plan of Land in Arlington, Mass." dated August 25, 1939, M. Waters, C.E. recorded with Middlesex South District Deeds Book 6323, Page 475, bounded and described:

NORTHERLY: by Pond Lane, eighty-seven and 49/100 (87.49) feet;  
EASTERLY: by land of owners unknown, one hundred thirty (130) feet;  
SOUTHERLY: by Lot A on said plan, eighty (80) feet; and  
WESTERLY: by Lot A on said plan, one hundred (100) feet, more or less.

Containing 9,200 square feet of land, more or less.

For title, see deed recorded with Middlesex County Southern District Registry of Deeds Book 41726 Page 393.

The subject premises is conveyed subject to tenants and occupants.

I, the undersigned Edward C. Simonian, do hereby revoke, rescind and terminate any and all homestead rights in the herein property and do under oath depose and say that there are no other individuals entitled to claim the benefit of any existing estate of homestead in and to the property.

20 Pond Lane Arlington

Executed as a sealed instrument this 26<sup>th</sup> day of October, 2015.

Edward C. Simonian  
Edward C. Simonian

COMMONWEALTH OF MASSACHUSETTS

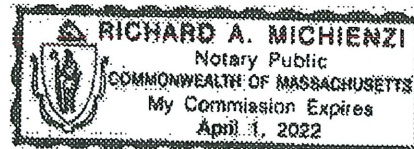
Walden, ss.

On this 26<sup>th</sup> day of October, 2015, before me, the undersigned notary public, personally appeared Edward C. Simonian, proved to me through satisfactory evidence of identification, which was Mass drivers license, ~~known to me~~ to be the person whose name is signed on the preceding or attached document and acknowledged to me that he signed it voluntarily for its stated purpose and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of his knowledge and belief.

[Signature]

NOTARY PUBLIC

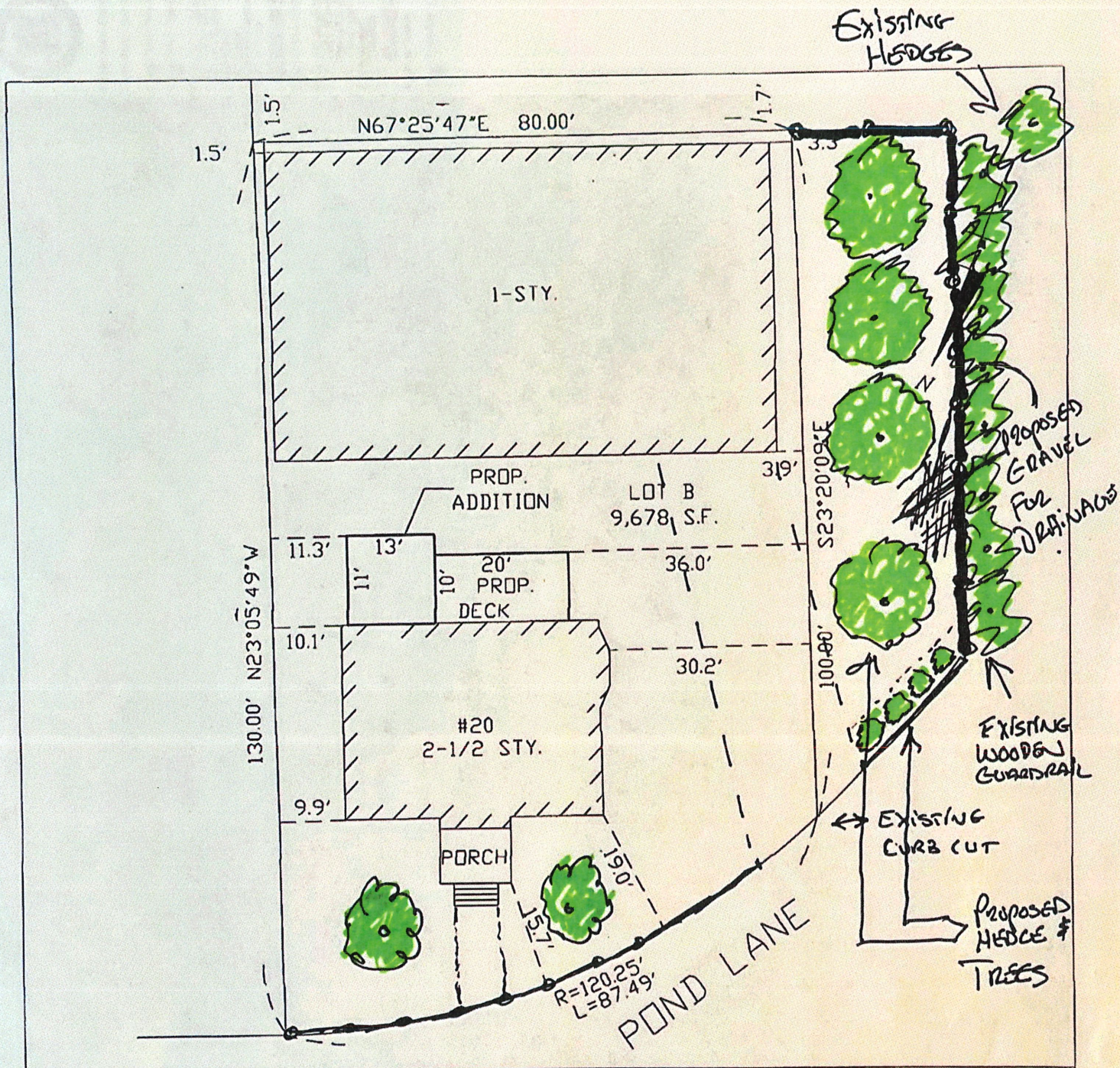
My Commission Expires: \_\_\_\_\_



RealEstFrm/Simonian/20PondLane(Sale)/Quitclaim Deed.doc

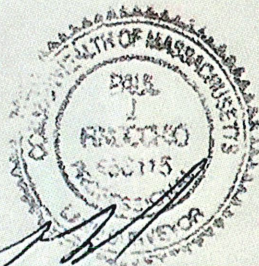
## **EXHIBIT “C”**





**NOTE:**

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED FROM AN ACTUAL ON THE GROUND INSTRUMENT SURVEY.



PAUL J. FINOCCHIO P.L.S. No.36115

DATE

**PLOT PLAN OF LAND  
IN  
ARLINGTON, MA**

PREPARED BY:  
PJF & ASSOCIATES  
4 HIGHLAND AVE WAKEFIELD, MA  
PAUL J. FINOCCHIO-P.L.S.  
(781)883-5473

SCALE: 1" = 20'

DEED REF.:

DATE: APRIL 25, 2017

FILE No.:6953

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## **EXHIBIT “D”**

TOWN OF ARLINGTON

ZONING

BOARD OF APPEALS

APPEAL NO. 779

of Philip Simonian

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the appeal of Philip Simonian of Arlington from the refusal, on March 19, 1963, of the Inspector of Buildings to issue a permit for the construction of a garage to house vehicles and equipment on his property located at 20 Pond Lane.

The action of the Inspector of Buildings was automatic since the proposed would be used to house commercial vehicles constituting a violation of Section 14 of the Zoning By-Law.

The appeal was filed in the office of the Inspector of Buildings on April 3, 1963. The hearing was held at the Town Hall on Tuesday evening, May 7, 1963 after due notice had been given by publication in the Arlington Advocate on April 11 and 18, 1963 and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Ralph F. Tuller, Chairman  
Alfred C. Bridgens, Secretary  
John J. Bilafer

The appellant was present at the hearing accompanied by his builder, Rugo Santini, Santini Sons, Inc., 116 Magnolia St., Arlington, Mass. Also present at the hearing were Valma Jenkins, 9 Pond Lane, Thomas F. McCarthy, 19 Pond Lane, Vincent Govoni, 21 Pond Lane, who were recorded in favor of granting the petition. Mr. & Mrs. Fred S. Karaganis, 21 Wyman Terrace did not favor the petition, but their objections were directed toward an unsightly condition existing in the rear of Arlington Pipe and Supply rather than with the garage proposed by appellant.

The property involved in this appeal is shown on Block Plan #10 as Lot B numbered 20 Pond Lane containing a dwelling house on 9200 sq. ft. of land.

Active businesses are presently being carried on in the immediate area. On a lot adjacent is a Storm Window Factory and to the rear of appellant's lot is located a plumbing supply house.

Appellant, the owner of State Coal & Oil Co. purchased the property in the Summer of 1961 and since that time has been using it for the storage of his vehicles and equipment.

The proposed garage would be a dwelling 14' high, 45' wide and 75' long of cinder block construction and would be located at the rear of the lot at a distance of 19' from the existing dwelling in accordance with the plan submitted by the appellant.

It is noted by the Board that the proposed location of the garage is in immediate proximity to other commercial buildings in the area. The contours of the proposed garage would be in keeping with this business atmosphere. It would seem that a garage to house appellant's vehicles and equipment would provide a much neater appearance to the property than is evident at present.

It is the opinion of the Board that the purpose for which the appellant wishes to use the proposed dwelling causes a hardship to appellant and that relief may be granted without detriment to the public good or to the intent of the Zoning By-Law.

It is the unanimous decision of the Board that the appeal shall be allowed and the Inspector of Buildings is authorized to issue the necessary permit for construction located substantially as shown on the plot plan submitted.

## **EXHIBIT “E”**





Google



Arlington, Massachusetts

Street View - Aug 2011

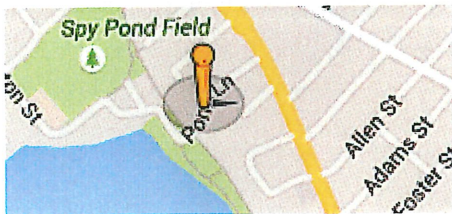


Image capture: Aug 2011 © 2015 Google











## **EXHIBIT “F”**

TOWN OF ARLINGTON

ZONING

BOARD OF APPEALS

PETITION NO. 959

OF Philip Simonian

Statement of Facts.

The Zoning Board of Appeals, hereinafter called the "Board" conducted a public hearing on the petition of Philip Simonian of Arlington, seeking permission to rent the premises at 20 Pond Lane for business use.

The proposed use of the premises would be at variance with Section 14 of the Zoning By-Law.

The petition was filed in the office of the Inspector of Buildings on July 5, 1967. The hearing was held at the Town Hall on Tuesday evening, July 25, 1967 after due notice had been given by publication in the Arlington News on July 13, and 20, and by mail, postage prepaid, to owners of real estate opposite to and abutting on the property in question, and to other parties in interest, whose names and addresses are recorded on a separate list which forms a part of the official record of these proceedings, and by posting the property.

The members of the Board present were:

Ralph F. Tuller, Chairman  
Alfred C. Bridgens, Secretary  
John R. Kenny

The petitioner was present in person at the hearing.

The property involved in this petition is shown on Block Plan #10 as Lot 10, numbered 20 Pond Lane, located in a Residence B District.

The building here involved was constructed by Mr. Simonian pursuant to authority granted in 1963 by this Board in Case #779. It is a flat-roofed cinder block garage-type building 45' wide and 75' long. It was built to provide storage space for vehicles and equipment used in petitioner's fuel oil business.

The petitioner continues to use a relatively small portion of the building as business office space, but he no longer uses the rest of the building for the purpose for which it was built. Instead, he seeks approval of the rental of the premises to Harrington Equipment Co., which is a service business, formerly located at 17 Mill Street, involved with industrial truck batteries and battery charging devices.

The Harrington concern presently consists of the owner and two employees. There is a pickup truck which is the only vehicle owned by the business. The operation of the business does not involve any heavy work or noisy operations, 39 of 180

Philip Simonian

#959

Page 2

nor is there any appreciable traffic to the premises by customers or suppliers. Harrington will construct an office space approximately 18 ' by 14' , and he will use the rest of the building, except for the offices retained by Mr. Simonian, for his active business and equipment storage purposes.

It seems clear that the Harrington business will be less actively at variance with the residential neighborhood in which it is located than was the storage of fuel oil trucks and equipment by Mr. Simonian.

It is the unanimous decision of the Board that the petition shall be allowed, authorizing the use of the premises for business purposes substantially similar to those now being conducted by Harrington Equipment Co.

## **EXHIBIT “G”**



Pond Ln

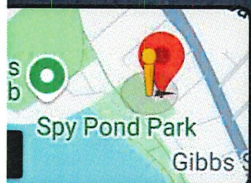


d Ln

n, Massachusetts

Google Street View

0 See more dates



Google

42 of 180

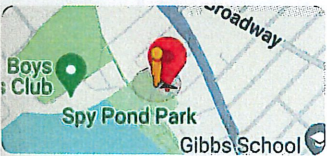


Google Maps

Arlington, Massachusetts  
Google Street View  
Nov 2020 [See more dates](#)

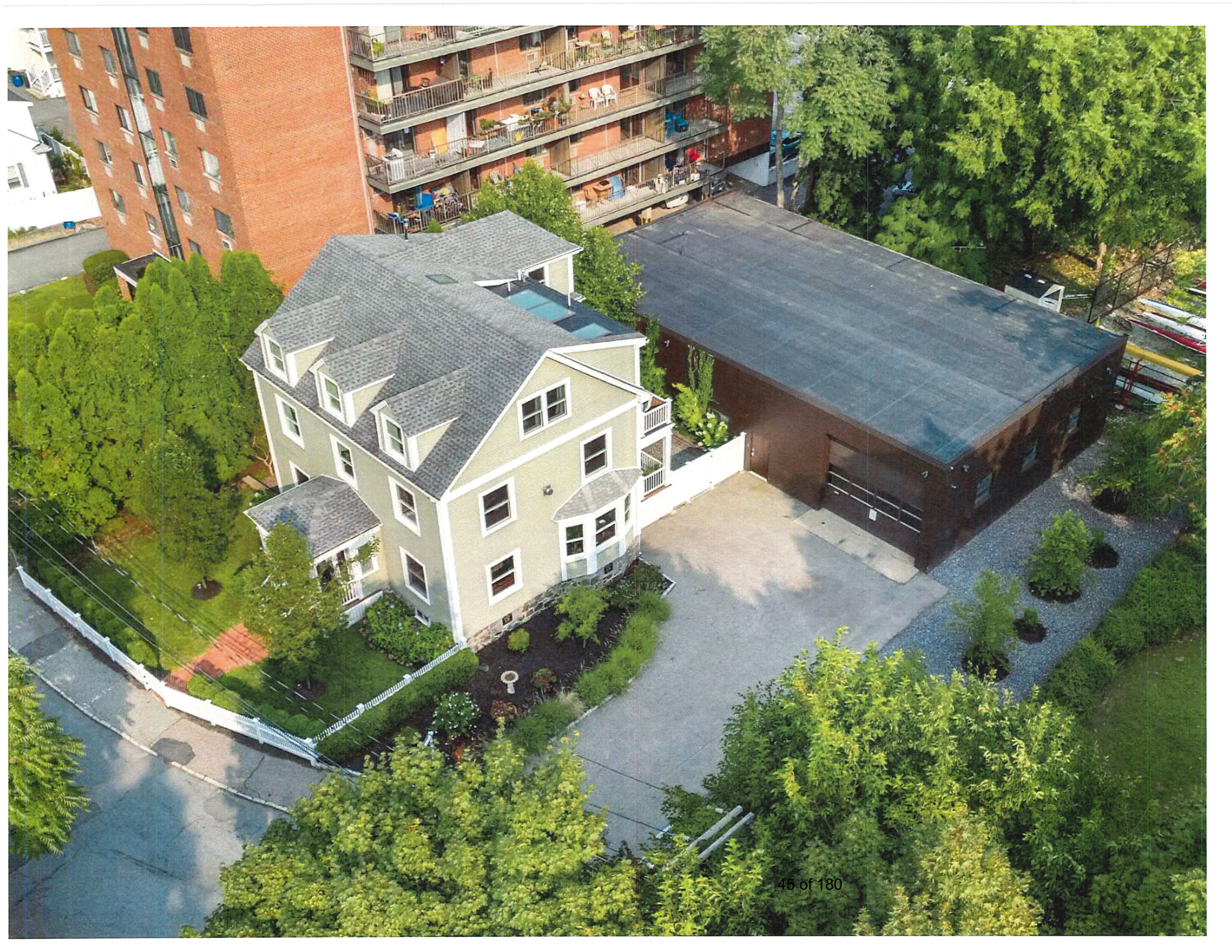


Image capture: Nov 2020 © 2024 Google



## **EXHIBIT “H”**

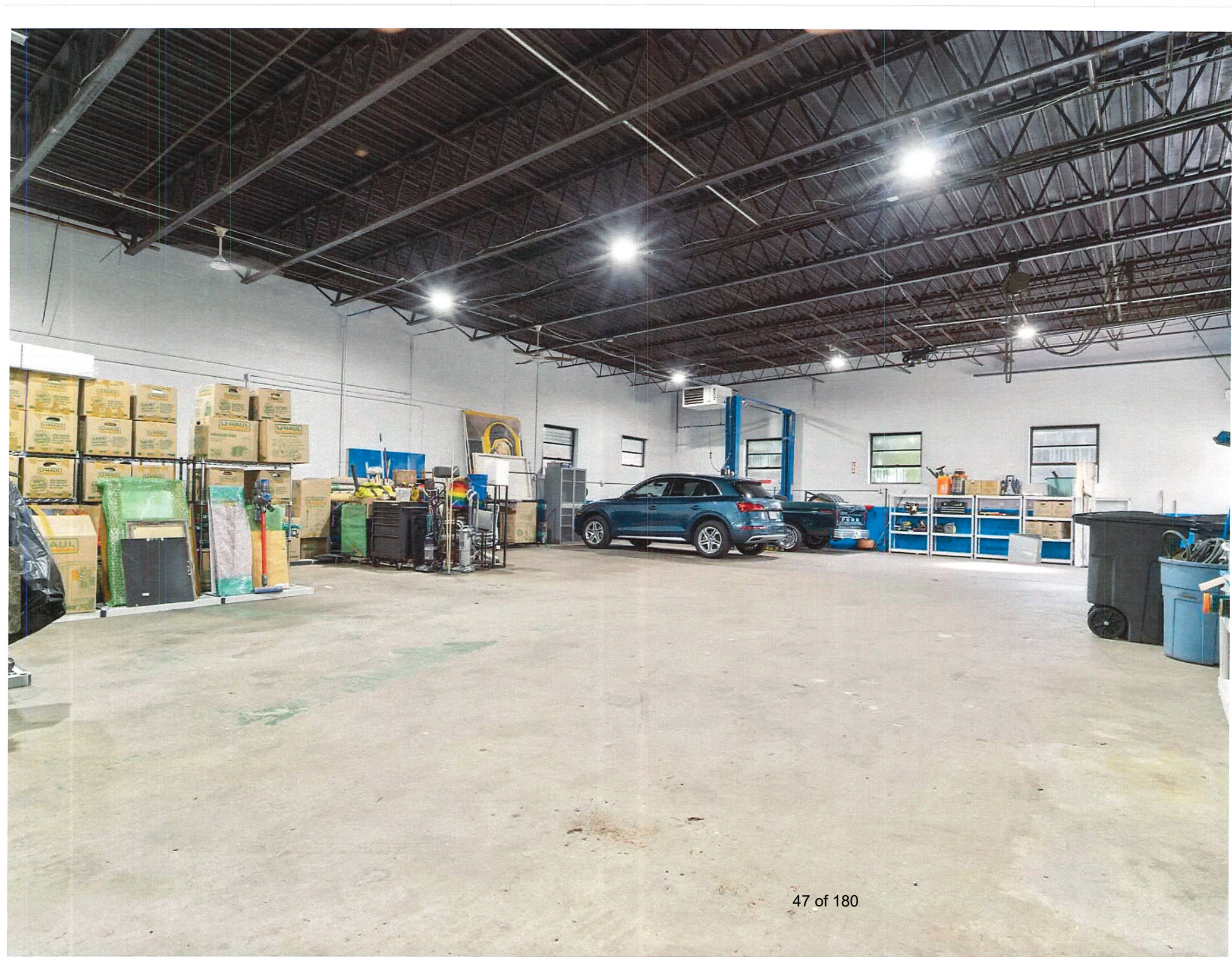




















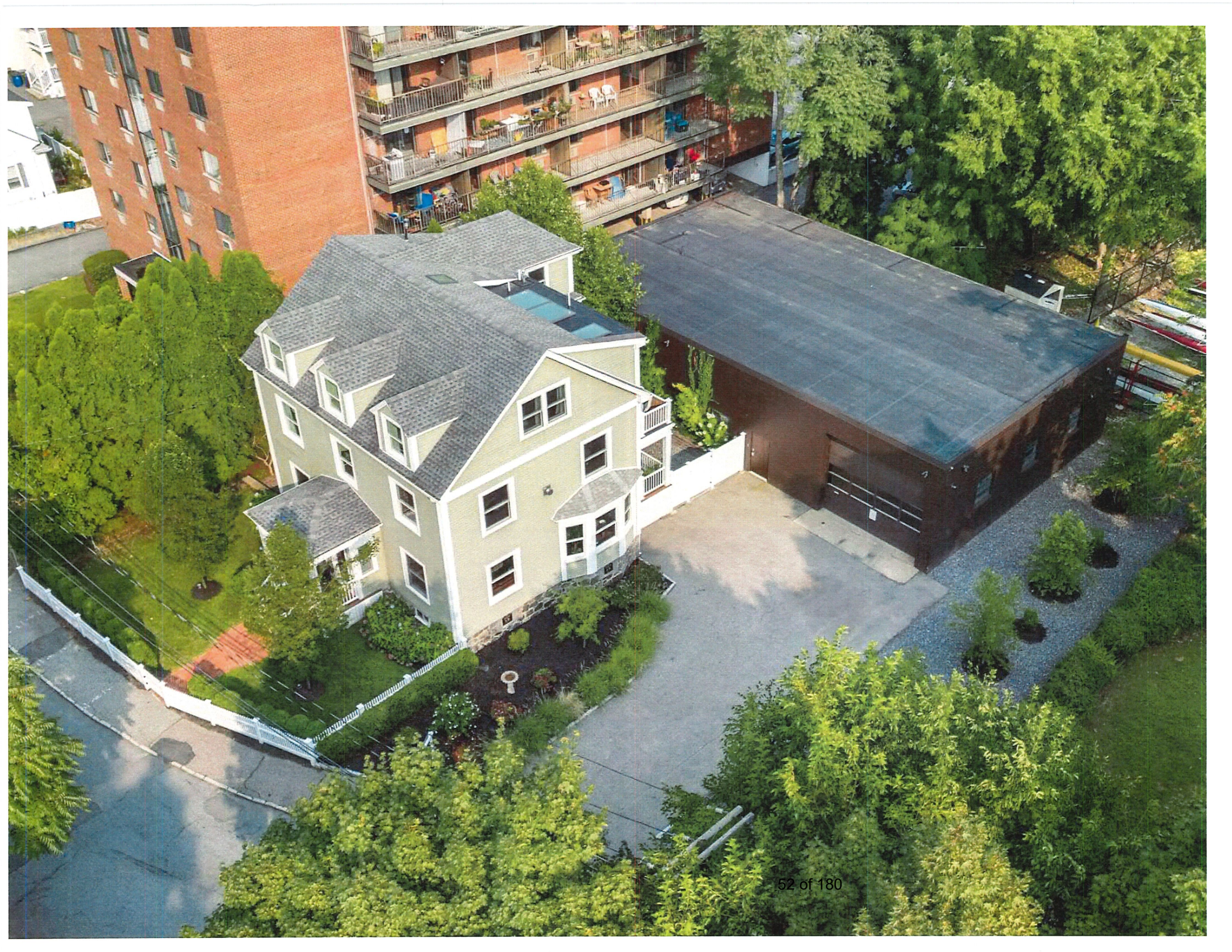






## **EXHIBIT “H”**

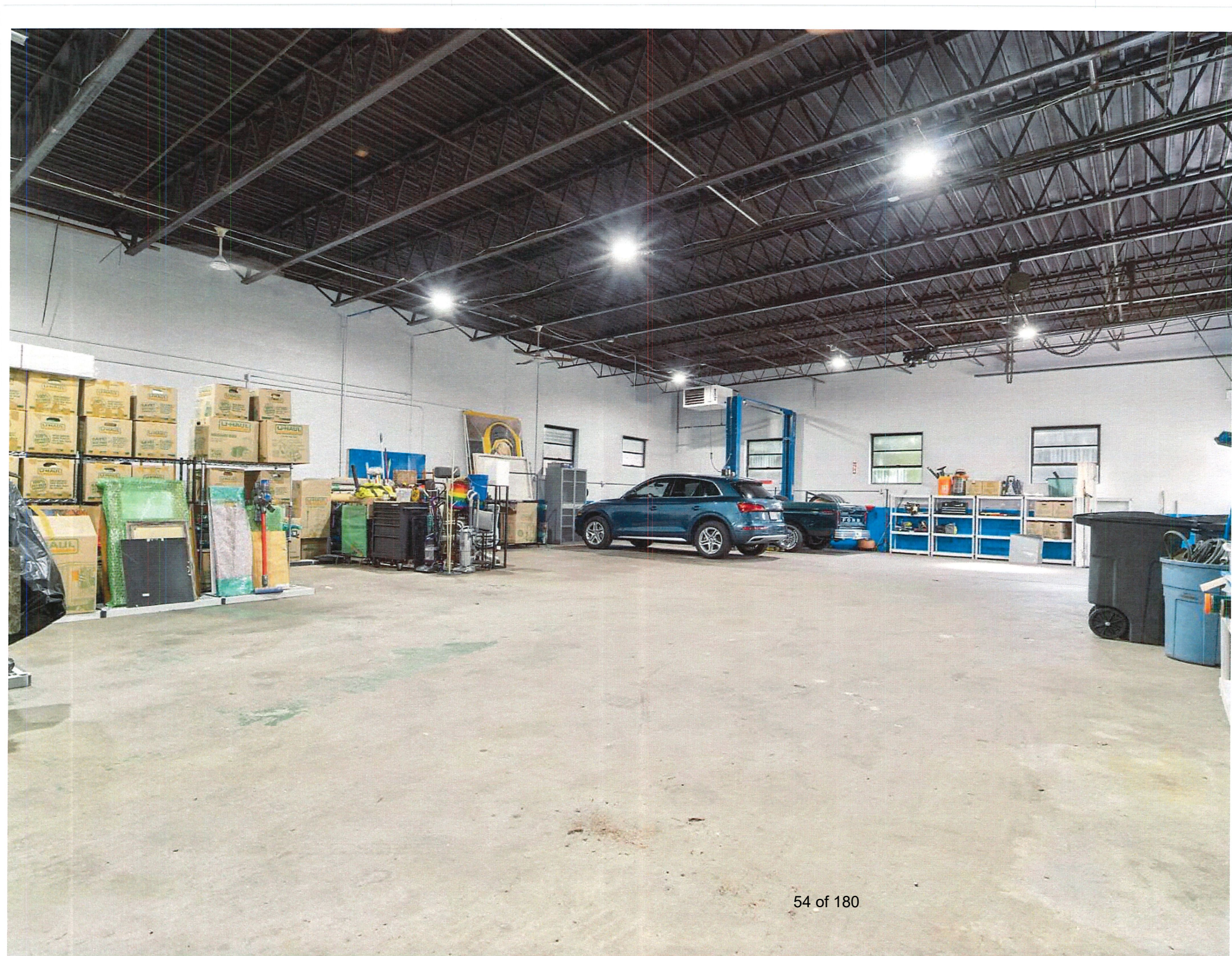


























**CERTIFIED ABUTTERS LIST****Date: September 24, 2024****Subject Property Location: 20 POND LN Arlington, MA****Subject Parcel ID: 10-4-5.A****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
10.A-4-3	374 MASS AVE UNIT 2	BACHANOWSKI JOHN S &	KIEWRA KARIN A	374 MASS AVE	UNIT 2	ARLINGTON	MA	02474
10.A-4-4	374 MASS AVE UNIT 3	LUSTIG DAVID &	TAO XIANGLONG	374 MASS AVE	UNIT 3	ARLINGTON	MA	02474
10.A-4-5	374 MASS AVE UNIT 4	THOMPSON FRED & QUINBY		31 WOODBURY ST		SOUTH PORTLAND	ME	04106
9.A-2-1	19 WYMAN TERR UNIT 1	WISE WILLIAM	GUERRERO ABEL	19 WYMAN TERR	UNIT 1	ARLINGTON	MA	02474
9.A-2-2	19 WYMAN TERR UNIT 2	ALBERT MAURA H & BLAIR LINDA J	TRS/ MAURA H ALBERT REVOCABLE	19 WYMAN TERR	UNIT 2	ARLINGTON	MA	02474
10.A-3-9	9--11 POND LN UNIT 9	SITOMER MARION		9 POND LN		ARLINGTON	MA	02474
10.A-3-11	9--11 POND LN UNIT 11	CREEDON PAUL A	CLUNIE PAIGE A	11 POND LN		ARLINGTON	MA	02474
10.A-5-1	46--48 POND LN UNIT 1	MORRISON LAI-KUEN & DONALD M		46 POND LN	UNIT 1	ARLINGTON	MA	02474
10.A-5-2	46--48 POND LN UNIT 2	RUSSELL KAREN J/ TRUSTEE	KAREN RUSSELL 2023 TRUST	46 POND LN	UNIT 2	ARLINGTON	MA	02474
10.A-3-16.1	16 AVON PL UNIT 1	CAPODANNO JILL & AMIE &	BLOUIN LYN	16 AVON PL	#1	ARLINGTON	MA	02474
10.A-3-16.2	16 AVON PL UNIT 2	SANDSTEDT DANIEL M &	CAPODANNO AMIE	16 AVON PL	#1	ARLINGTON	MA	02474
10.A-2-11.1	11 AVON PL UNIT 1	SCHWINGEL LOUISE	SCHWINGEL RICHARD E	11 AVON PL	UNIT 1	ARLINGTON	MA	02474
10.A-2-11.2	11 AVON PL UNIT 2	EZEKOWITZ ANDREW	LIU LIQUN	11 AVON PL	UNIT 2	ARLINGTON	MA	02474
9-1-6	16 WYMAN TERR	BURNHAM JAMES NEAL ETAL/ TRS	JAMES NEAL BURNHAM & SUSAN	16 WYMAN TERR		ARLINGTON	MA	02474
9-1-7	12--14 WYMAN TERR	14 WYMAN TERRACE LLC		98 RICHFIELD RD		ARLINGTON	MA	02474
9-2-2.A	0-LOT POND LN	TOWN OF ARLINGTON PARK DEPT		730 MASS AVE		ARLINGTON	MA	02476
9-2-4	360 MASS AVE	MULHERN ROBERT & TINA		360 MASS AVE		ARLINGTON	MA	02474
9-2-5	358 MASS AVE	PEEL RE LLC		358 MASS AVE		ARLINGTON	MA	02474
9-2-6	3 WYMAN TERR	NYBERG JONATHAN	DOLAN DAVID/SARA Q	P.O. BOX 292		ARLINGTON	MA	02476
9-2-7	9 WYMAN TERR	BOEHM BERNARD L/TRUSTEE	BERNARD BOEHM TRUST	9 WYMAN TERR		ARLINGTON	MA	02474
9-2-8	11--13 WYMAN TERR	SHEEHAN JOANNE M/ TRUSTEE	J.M.S. WYMAN TERRACE TR-2022	25 MORNINGSIDE DR		ARLINGTON	MA	02474
9-2-9	15--17 WYMAN TERR	SARGENT ENRAKU &	SAU ANNA	242 WESTON RD		WELLESLEY	MA	02482
9.A-2-3	19 WYMAN TERR UNIT 3	MACLEOD AMY & GLEN A ETAL/ TRS	AMY MACLEOD REVOCABLE TRUST OF	19 WYMAN TERR	UNIT 3	ARLINGTON	MA	02474
9-2-11	21 WYMAN TERR	SPY POND LLC		21 WYMAN TER		ARLINGTON	MA	02474
9-2-12	25--27 WYMAN TERR	CHASSE MARY		25 WYMAN TERR		ARLINGTON	MA	02474
9-3-1	0-LOT POND LN	TOWN OF ARLINGTON PARK		730 MASS AVE		ARLINGTON	MA	02476
9.A-2-10	12 POND LN UNIT 10	LI HUIMING	ZENG YUANCHUN	17 JUSTIN ST		LEXINGTON	MA	02420
9.A-2-12	12 POND LN UNIT 12	KE YUE	MENG YUXI	11 OCTOBER LN		WESTON	MA	02493
9.A-2-20	12 POND LN UNIT 20	WONG CHING-WAH		5 CONCORD AVE	UNIT 52	CAMBRIDGE	MA	02138
9.A-2-21	12 POND LN UNIT 21	LIMANI FATON	URUCI-LIMANI GERTA	34 ROCKLAND AVE		ARLINGTON	MA	02474
9.A-2-22	12 POND LN UNIT 22	BUCK JAMES W		12 POND LN	UNIT 22	ARLINGTON	MA	02474
9.A-2-23	12 POND LN UNIT 23	SPITZKOFF CRAIG		31 BROKEN TREE RD		NEWTON	MA	02459
9.A-2-24	12 POND LN UNIT 24	ZENG FENG	JIANG BOLAN	12722 KINSLEY CT		SAN DIEGO	CA	92129
9.A-2-25	12 POND LN UNIT 25	LOADWICK GEORGE J		12 POND LN	UNIT 25	ARLINGTON	MA	02474
9.A-2-26	12 POND LN UNIT 26	WEN CHIN KUEI/TR	WEN SHIAO MOON LEE/TR	294 GLEN RD		WESTON	MA	02493
9.A-2-27	12 POND LN UNIT 27	HANSON WILLIAM J & LORRAINE P/ TRS	KIRSTEN L HANSON TRUST	8 SANDY RIDGE RD		STERLING	MA	01564



**CERTIFIED ABUTTERS LIST****Date: September 24, 2024****Subject Property Location: 20 POND LN Arlington, MA****Subject Parcel ID: 10-4-5.A****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.A-2-30	12 POND LN UNIT 30	ARLINGTON REAL ESTATE TRUST		C/O CHING-WAH WONG	5 CONCORD AVE #52	CAMBRIDGE	MA	02138
9.A-2-31	12 POND LN UNIT 31	ROSSIEN ANITA W/TRUSTEE	AR12 POND LAND REALTY TRUST	12 POND LN	#31	ARLINGTON	MA	02474
9.A-2-32	12 POND LN UNIT 32	KUNSMAN CHARLES		12 POND LN	UNIT 32	ARLINGTON	MA	02474
9.A-2-33	12 POND LN UNIT 33	MERRILL DONALD A/TRUSTEE	LUCAS ANNE MARIE/TR	12 POND LN	UNIT 33	ARLINGTON	MA	02474
9.A-2-34	12 POND LN UNIT 34	SAWANT MIHIR PREMSING		12 POND LN	UNIT 34	ARLINGTON	MA	02474
9.A-2-35	12 POND LN UNIT 35	GORKA CAROLYN		12 POND LN	UNIT 35	ARLINGTON	MA	02474
9.A-2-36	12 POND LN UNIT 36	JOHNSON DAVID H/ TRUSTEE	DAVID H JOHNSON TRUST	25 THORNTON WAY	APT 305	BRUNSWICK	ME	04011
9.A-2-37	12 POND LN UNIT 37	YANNAKEAS ELIAS/TRUSTEE	YANNAKEAS REALTY NOMINEE TRUST	119 YDRAS ST	KALAMATA	MESSINIAS GREECE		24100
9.A-2-40	12 POND LN UNIT 40	LI RUI		70 ALBERT AVE		BELMONT	MA	02478
9.A-2-41	12 POND LN UNIT 41	BORGERS CHRISTOPH	WONG AMY O	12 CHERRY ST		LEXINGTON	MA	02421
9.A-2-42	12 POND LN UNIT 42	SANTIAGO CARRIE		12 POND LN	APT 42	ARLINGTON	MA	02474
9.A-2-43	12 POND LN UNIT 43	DRUM LLC		190 CUTLERS FARM RD		MONROE	CT	06468
9.A-2-44	12 POND LN UNIT 44	PARUCHURU RAJANY		16 PLEASANT ST		NEEDHAM	MA	02492
9.A-2-45	12 POND LN UNIT 45	BOND EDITH G		12 POND LN	UNIT 45	ARLINGTON	MA	02474
9.A-2-46	12 POND LN UNIT 46	PATEL PRAFUL V		135 MYSTIC ST		ARLINGTON	MA	02474
9.A-2-47	12 POND LN UNIT 47	FAITH EDWARD P		12 POND LN	UNIT 47	ARLINGTON	MA	02474
9.A-2-50	12 POND LN UNIT 50	BREITENBACH MARIE		12 POND LN	#50	ARLINGTON	MA	02474
9.A-2-51	12 POND LN UNIT 51	LIN CHUAN	CAO HUAIGU	10 PEARL ST		LEXINGTON	MA	02420
9.A-2-52	12 POND LN UNIT 52	DIBELLO PAUL	COLONESE DAWN	12 POND LN	UNIT 52	ARLINGTON	MA	02474
9.A-2-53	12 POND LN UNIT 53	KIM MIN		12 POND LN	UNIT 53	ARLINGTON	MA	02474
9.A-2-54	12 POND LN UNIT 54	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIOTORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-55	12 POND LN UNIT 55	WONG WAH CHING EDITH		5 CONCORD AVE	#52	CAMBRIDGE	MA	02138
9.A-2-56	12 POND LN UNIT 56	BEST AMY JOAN TORRES &	GARCIA JIMMY ANTONIO TORRES	12 POND LN	#56	ARLINGTON	MA	02476
9.A-2-57	12 POND LN UNIT 57	LIU GUIZHONG & XIAOSHA		12 POND LN	UNIT 57	ARLINGTON	MA	02474
9.A-2-60	12 POND LN UNIT 60	HACHEY JEAN N		12 POND LN	#60	ARLINGTON	MA	02474
9.A-2-61	12 POND LN UNIT 61	CHARINOS MARIA		71 ATTHIDON STR	KALLITHEA ATHENS	GREECE		17672
9.A-2-62	12 POND LN UNIT 62	DE MONTIGNY WILLIAM		12 POND LN	UNIT 62	ARLINGTON	MA	02474
9.A-2-63	12 POND LN UNIT 63	BAE STELLA	KIM WONTAK	111 ROBBINS RD		WATERTOWN	MA	02472
9.A-2-64	12 POND LN UNIT 64	FERGUSON HOWARD		12 POND LN	UNIT 64	ARLINGTON	MA	02474
9.A-2-65	12 POND LN UNIT 65	DAVIDOW RACHEL B		12 POND LN	UNIT 65	ARLINGTON	MA	02474
9.A-2-66	12 POND LN UNIT 66	HESTIA PROPERTIES LLC		21 AVON PL		ARLINGTON	MA	02474
9.A-2-67	12 POND LN UNIT 67	KILICK MAORI M--ETAL	KILICK KATHLEEN A	12 POND LN	#67	ARLINGTON	MA	02474
9.B-1-101	366 MASS AVE UNIT 101	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-102	366 MASS AVE UNIT 102	EYE ASSOCIATES REALTY		172 CAMDEN ST		BURLINGTON	MA	01803
9.B-1-103	366 MASS AVE UNIT 103	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143



**CERTIFIED ABUTTERS LIST****Date: September 24, 2024****Subject Property Location: 20 POND LN Arlington, MA****Subject Parcel ID: 10-4-5.A****Search Distance: 300 Feet**

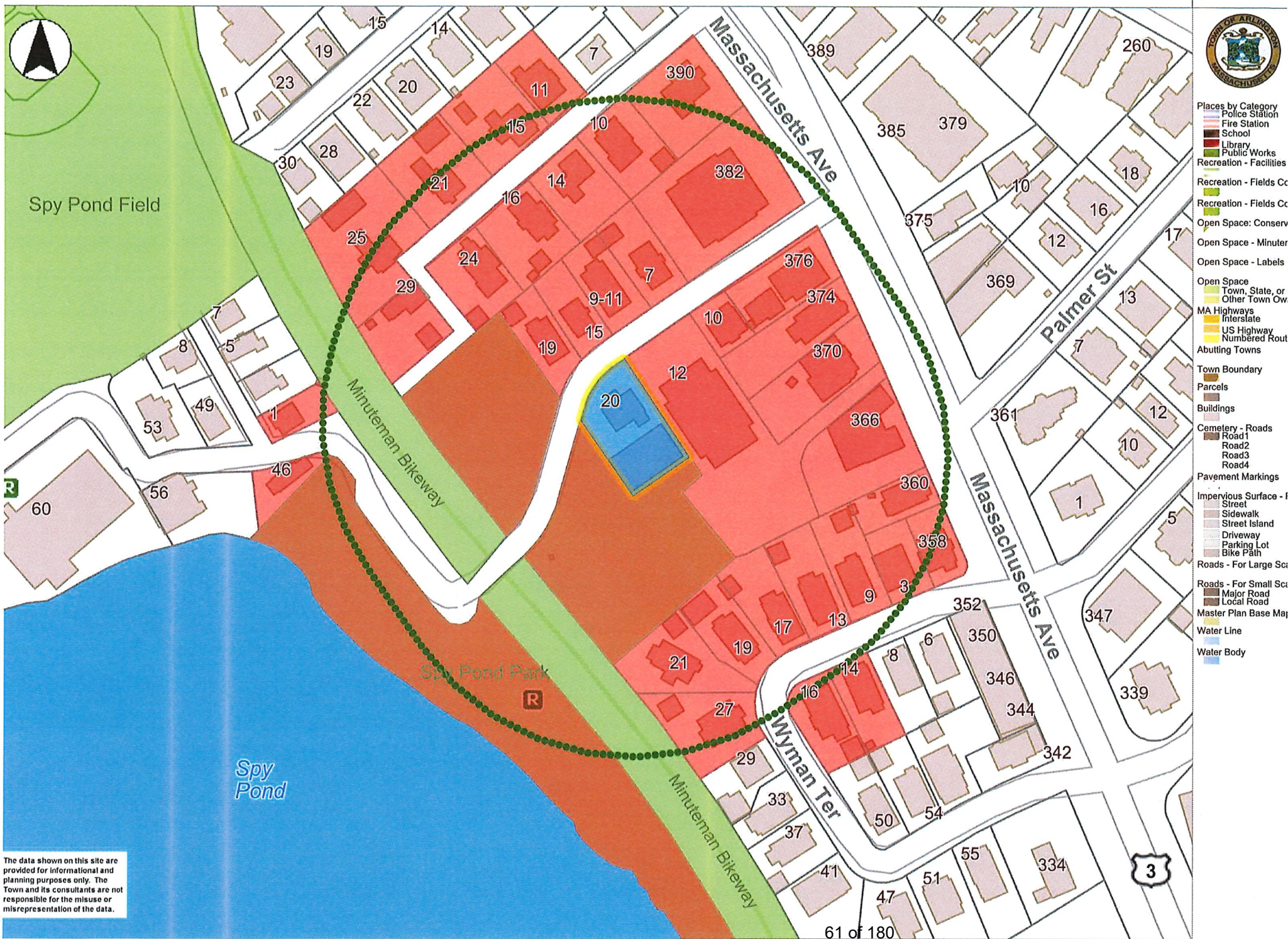
Parcel ID	Property Location	Owner 1	Owner 2	Mail Address 1	Mail Address 2	City/Town	State	Zip
9.B-1-201	366 MASS AVE UNIT 201	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-202	366 MASS AVE UNIT 202	MASS ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-203	366 MASS AVE UNIT 203	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-204	366 MASS AVE UNIT 204	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-301	366 MASS AVE UNIT 301	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-302	366 MASS AVE UNIT 302	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-303	366 MASS AVE UNIT 303	MASS-ARLINGTON REALTY INC		59 UNION SQ		SOMERVILLE	MA	02143
9.B-1-304	366 MASS AVE UNIT 304	MASS ARLINGTON REALTY INC	C/O FRANCIS PRIVITERA	59 UNION SQ		SOMERVILLE	MA	02143
10-2-5	15 AVON PL	BURKE PAUL M & JENNIFER ROSE		659 MASS AVE		ARLINGTON	MA	02474
10-2-6	19 AVON PL	LOGAN MICHAEL J/ ELISABETH	TRS/LOGAN REAL ESTATE TRUST	19 AVON PL		ARLINGTON	MA	02474
10-2-7	25 AVON PL	SMITH SCOTT J/HEATHER A		25 AVON PL		ARLINGTON	MA	02474
10-2-8	29 AVON PL	AVONSTEAD LLC		3 DICKSON ST		SOMERVILLE	MA	02144
10-3-1	390 MASS AVE	KOZELIAN JOHN & SILVA N/ TRS	KOZELIAN REVOCABLE TRUST	8 CHESWICK RD		ARLINGTON	MA	02474
10-3-2	382--384 MASS AVE	CEDAR CREST ARLINGTON LLC		382 MASS AVE		ARLINGTON	MA	02474
10-3-4	7 POND LN	ROZZI PANFILO E		87 CLARK ST		BELMONT	MA	02478
10-3-6	15 POND LN	SIMADER MICHAEL & MELISSA		15 POND LN		ARLINGTON	MA	02474
10-3-7	19 POND LN	SULLIVAN JAMES	SULLIVAN CHRISTINE	19 POND LN		ARLINGTON	MA	02474
10-3-8	21 POND LN	TOWN OF ARLINGTON		730 MASS AVE		ARLINGTON	MA	02476
10-3-9	22--24 AVON PL	SAYIGH SOPHIA E/ TRUSTEE	SOPHIA E SAYIGH TRUST	24 AVON PL		ARLINGTON	MA	02474
10-3-11	12--14 AVON PL	HARDING LORI/GARY S		PO BOX 1111		WESTFORD	MA	01886
10-3-12	8--10 AVON PL	GNEWUCH CHRISTINA & SCOT C		10 AVON PL		ARLINGTON	MA	02474
10-4-1.A	378 MASS AVE	CONNELY CONTRACTING INC		378 MASS AVE		ARLINGTON	MA	02474
10-4-1.B	10 POND LN	KEEFE KATHERINE G & ROBERT		10 POND LN		ARLINGTON	MA	02474
10.A-4-2	374 MASS AVE UNIT 1	MANTY WILLIAM/TRACY YUEN		374 MASS AVE	UNIT 1	ARLINGTON	MA	02474
10-4-3	370 MASS AVE	ARLINGTON POST NO 39	THE AMERICAN LEGION INC	370 MASS AVE		ARLINGTON	MA	02474
<b>10-4-5.A</b>	<b>20 POND LN</b>	<b>POND LANE REALTY LLC</b>		<b>C/O NICHOLAS BOIT</b>	<b>32 HARBOUR DR N</b>	<b>OCEAN RIDGE</b>	<b>FL</b>	<b>33435</b>
10-5-4	1 POND TERR	REYNOLDS STEPHEN/ETAL	WANAMAKER LISA M	1 POND TERR		ARLINGTON	MA	02474

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 Feet



**Town of Arlington**  
**Office of The Board of Assessors**  
**730 Massachusetts Ave**  
**Arlington, MA 02476**  
**phone: 781.316.3050**  
**email: assessors@town.arlington.ma.us**





- Places by Category
- Police Station
  - Fire Station
  - School
  - Library
  - Public Works
  - Recreation - Facilities
- Recreation - Fields Cc
- Recreation - Fields Cc
- Open Space: Conserv
- Open Space - Minuter
- Open Space - Labels
- Open Space
- Town, State, or Other Town Ow
- MA Highways
- Interstate
  - US Highway
  - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
  - Buildings
- Cemetery - Roads
- Road1
  - Road2
  - Road3
  - Road4
- Pavement Markings
- Impervious Surface - I
- Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Sci
- Roads - For Small Sci
- Major Road
  - Local Road
- Master Plan Base Maj
- Water Line
- Water Body

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.





## Outlook

## Comments on docket #3822 – 20 Pond Lane

From Paul Creedon <pacreedon@gmail.com>

**Date** Sun 10/20/2024 6:30 PM

To ZBA <ZBA@town.arlington.ma.us>; Paige Clunie <paclunie@gmail.com>

 3 attachments (10 MB)

IMG\_5400.HEIC; IMG\_5399.HEIC; IMG\_5401.HEIC;

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Arlington Zoning Board of Appeals Members,

We write to express our strong opposition to docket #3822 – 20 Pond Lane, appearing before the board on October 22, 2024. We reside at 9-11 Pond Lane, unit 11 with our two young children. We have lived at this residence since September 2019.

## Pedestrian Safety & Impact on Traffic

We are concerned that commercial activity at 20 Pond Lane will make our neighborhood less safe by increasing traffic and blocking pedestrian access to Spy Pond, the Minuteman bike path, the Boys and Girls Club, and Spy Pond Field. The stretch of Pond Lane that runs from Massachusetts Ave to Spy Pond has no legal street parking. However, private and commercial vehicles often park on the sidewalk, blocking pedestrian access.

When we first moved to the neighborhood, a commercial cleaning company operated from the garage at 20 Pond Lane. Each morning, several vans would idle in the driveway and on the sidewalk as they loaded supplies. The impact on pedestrians was minor at 6 AM, but we were forced to walk on the road as we walked our dog. The concern is that a future commercial business would introduce similar sidewalk obstructions later in the day, forcing pedestrians onto the busy road.

Unfortunately, Arlington's Parking Enforcement Officers are not empowered to regulate parking on residential streets. As residents, our only recourse is to contact the Arlington Police non-emergency number. Consequently, traffic regulations are not enforced in residential areas. Out of convenience, delivery drivers, landscapers, and other commercial operators may park on the sidewalk and in front of "no parking" signs without consequence.

To this point, at approximately 8 AM on Tuesday, October 15, 2024, three large moving trucks arrived on Pond Lane to move items out of the residential units at 20 Pond Lane. The trucks blocked traffic as they attempted to navigate the narrow road. Ultimately, the trucks parked along the street, blocking the sidewalk as students made their way to school. As you can see from the attached pictures, the sidewalk was fully blocked. Cyclists were forced into oncoming traffic. These traffic violations were caused by the

moving company, not the petitioner. However, this demonstrates the impact that increased commercial activity will have on our neighborhood.

Approving this application will lead to increased commercial traffic and make our neighborhood less safe for pedestrians, cyclists, and drivers.

### **Impact of "Light" Commercial Activity**

From our reading of the application, the petitioner intends to sell this property once they receive Zoning Board of Appeal approval to allow for "storage of commercial vehicles and equipment, office use, and proposed light construction work to be performed inside of the garage." We are concerned that the new owners may interpret this definition to fit their needs. This would have several negative impacts on the neighborhood:

1. Noise: As far as we are aware, "light construction" is not defined in the application or within Arlington's Zoning Bylaw. The new property owner could interpret this definition to include any number of construction activities. Could the garage be used for metal working, machine assembly, or commercial woodworking? These activities would negatively impact our neighborhood by introducing the constant sound of construction and pollution.
2. Environmental Impact: What would prevent a future owner from storing harmful chemicals onsite? What safeguards are in place to prevent harmful exhaust from entering our neighborhood?

As the residents living across the street from 20 Pond Lane, we—not the petitioner—are the ones who will have to live with the consequence of whatever future commercial ventures purchase the property. We strongly urge the Zoning Board of Appeal to reject this application.

Best regards,  
Paul Creedon & Paige Clunie  
11 Pond Lane











## Outlook

## Comments Against the Expansion of Commercial Use at 20 Pond Lane

**From** Simader, Michael <michael@simader.me>

**Date** Sun 10/20/2024 1:33 PM

To ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Members of the Zoning Board of Appeals,

I am writing to express my strong opposition to the expansion of commercial use at 20 Pond Lane. My name is Michael Simader and together with my wife Melissa Simader, I am the co-owner of the property directly across the street at 15 Pond Ln, Arlington, MA 02474.

Regarding the most recent application of the property owner at 20 Pond Lane I hereby submit my key concerns and express my opposition to the expansion of commercial use at this property.

## Position Against the Expansion of Commercial Use at 20 Pond Lane

### 1. Scope of Special Permit:

- The original special permit issued in 1963 aimed to conceal commercial vehicles and equipment from view, maintaining a tidy appearance.
- Over the years, the use of the property went beyond the originally approved scope by the Zoning Board of Appeals (ZBA).
- Unauthorized uses include:
  - Operation as an auto body shop and mechanic business.
  - Storage of materials for a cleaning business.
  - The use as a woodworking shop.
- The undefined nature of "light construction work" raises concerns about future interpretations that could lead to further expanding the scope affecting nearby residents negatively.

## 2. Public Convenience and Welfare:

- The petitioner has not provided evidence that the expanded commercial operation will benefit the public. The original intent of the garage was primarily aesthetic—to hide commercial activities.
- The request to increase scope to include "light" construction lacks clear limits on both the nature of the work and hours of operation, presenting risks of noise, dust, smell, and other disturbances.
- The expansion appears to prioritize the petitioner's financial gain rather than community welfare, without offering any benefits. The expansion only has negative effects on the community with:
  - Increased traffic and resulting hazards
  - Dangerous conditions by maneuvering large commercial vehicles in an area with increased foot traffic.
  - Uncontrolled and unmitigated conditions for the storage, use, and processing of hazardous materials.

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- The petitioner is applying for an expanded scope of the special permit for a potential buyer of the property and not for their use. This expanded use is for the benefit of the petitioner, the seller of this property, and the petitioner alone, leaving only negative side effects to nearby residents.
- Given a history of violating the scope of the special use permit in this location, the future buyer cannot be trusted to limit their use of the property to the scope of the special permit.

### 3. Environmental and Infrastructure Concerns:

- The operation of an auto body and repair shop has already posed risks to the environment, particularly regarding spills that could contaminate storm drains leading to Spy Pond.
- Current regulations regarding water treatment, air filtration, and hazardous materials have evolved since 1963, necessitating a more stringent review of the potential impacts on public water sources.
- The petitioner highlights that there won't be any changes to the structure. There haven't been any upgrades to the structures aside from cosmetic improvements in the past.
- The structure's design and permitting were intended to store commercial equipment out of plain sight.
- The intention was NOT to operate machinery and handle potentially hazardous materials.
- Therefore the structure is inadequate for proposed uses. Outstanding concerns are, not limited to, air filtration systems, wastewater management, and safe working conditions for workers.

### 4. Impact on Neighborhood Character:

- The application contains inconsistencies, particularly in proposing uses not aligned with the garage's historical function or previously approved permits.
- The previously unauthorized use as an auto body and repair shop represents a violation of the original intent of the permit and sets a concerning precedent for future expansions.
- The applicant's intention to broaden the scope appears primarily motivated by personal financial interests rather than community benefits, which can only alter the character of the neighborhood negatively.

### 5. Traffic and Safety Implications:

- Existing traffic issues, exacerbated by nearby recreational facilities and a daycare, could worsen with additional commercial activities.
- The potential increase in commercial vehicle traffic poses risks to pedestrian safety, particularly given the current traffic conditions.
- 2 recent incidents are reason enough to reject this application:
  - A tourist bus collided with the pedestrian overpass. This is a clear indication that the street is neither designed nor laid out for commercial traffic.
  - Moving trucks were not able to maneuver into the driveway of the petitioner. As a result, the trucks were parked on the adjoining sidewalks, blocking pedestrians and traffic.
  - What will the future look like when additional commercial vehicles cannot maneuver in or out of the driveway?

### 6. Recommendations for ZBA Consideration:

- **Reject the petitioner's application for the expanded use. The existing special permit should not be further expanded by commercial uses within this residential neighborhood**

With kindest regards,

68 of 180

Michael Simader

--

Michael Simader

+1 312 918-7184

LI [in/simader](#)



December 2, 2024

VIA ONLINE PORTAL FILING  
AND EMAIL ([zba@town.arlington.ma.us](mailto:zba@town.arlington.ma.us))

Town of Andover - Zoning Board of Appeals  
51 Grove Street  
Arlington, MA 02476  
**ATTENTION: Colleen Ralston**

**Re: 3822 20 Pond Lane**

Dear Honorable Members of the Zoning Board of Appeals:

As you are aware, this office represents Pond Lane Realty, LLC (“Applicant”) in connection with the above-referenced Application for Special Use Permit before the Zoning Board of Appeals. A public hearing on my client’s application was held on October 22, 2024 and continued to November 12, 2024 and December 10, 2024.

During the October 22, 2024 public hearing, the Board requested the Applicant to provide additional information and materials including in support of its application. The Applicant is still working of obtaining the necessary information and respectfully requests that the Board continue the December 10, 2024 public hearing to an available hearing date for the Board in January 2025. The Applicant needs additional to obtain and review the site plan and prepare its supplemental information and materials to be submitted to the Board. The Applicant is aware that any materials that it intends to submit prior to the continued hearing date will need to be filed with the Board 7 days prior to the rescheduled hearing.

Please advise if our attendance is necessary at the December 10, 2024 hearing to seek this continuance.

December 2, 2024

Page 2

Thank you for your attention to this matter, and please do not hesitate to contact me should you have any questions or require any additional information concerning this request.

Very truly yours,

*Douglas A. Troyer*

Douglas A. Troyer

cc: Nick Boit (via email only)  
Christian Klein (via email [onlycklein@town.arlington.ma.us](mailto:onlycklein@town.arlington.ma.us))



100 Summer Street  
22<sup>nd</sup> Floor  
Boston, MA 02110

**PH** 617.488.8236 (Direct)  
**FX** 617.824.2020 (Fax)  
dtroyer@pierceatwood.com  
www.pierceatwood.com

*Admitted in:* MA

January 7, 2025

VIA ONLINE PORTAL FILING  
AND EMAIL ([zba@town.arlington.ma.us](mailto:zba@town.arlington.ma.us))

Town of Andover - Zoning Board of Appeals  
51 Grove Street  
Arlington, MA 02476  
**ATTENTION: Colleen Ralston**

**Re: ZBA Case # 3822 20 Pond Lane**

Dear Honorable Members of the Zoning Board of Appeals:

As you are aware, this office represents Pond Lane Realty, LLC (“Applicant”) in connection with the above-referenced Application for Special Use Permit before the Zoning Board of Appeals. A public hearing the Applicant’s application was held on October 22, 2024 and continued to January 14, 2025.

The Applicant’s mother passed away on January 6, 2025 and is unable to attend the hearing next week and respectfully request that the Board continue the January 14, 2025 public hearing to a date and time in February 2025. The Applicant is aware that any materials that it intends to submit prior to the continued hearing date will need to be filed with the Board 7 days prior to the rescheduled hearing.

Please advise if our attendance is necessary at the January 14, 2025 hearing to seek this continuance.

Thank you for your attention to this matter, and please do not hesitate to contact me should you have any questions or require any additional information concerning this request.

Very truly yours,

*Douglas A. Troyer*

Douglas A. Troyer

January 7, 2025

Page 2

cc: Nick Boit (via email only)  
Christian Klein (via email only [onlycklein@town.arlington.ma.us](mailto:onlycklein@town.arlington.ma.us))





## Town of Arlington, Massachusetts

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### Docket #3828 190 Waverley St

#### Summary:

OpenGov link <https://arlingtonma.portal.opengov.com/records/207311>

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	3828_190_Waverley_St_Legal_Ad.pdf	3828 190 Waverley St Legal Ad
Reference Material	3828_190_Waverly_St_Application_SP-24-32.pdf	3828 190 Waverly St Application SP-24-32
Reference Material	3828_190_Waverly_Street_CPP_REV__24-12-10.pdf	3828 190 Waverly Street CPP REV '24-12-10
Reference Material	3828_190_Waverly_Street_CPP.pdf	3828 190 Waverley Street Certified Plot Plan
Reference Material	3828_190_Waverly_Street_Proposed_Drawings.pdf	3828 190 Waverly Street Proposed Drawings
Reference Material	3828_190_Waverley_St_Abutter_List.pdf	3828 190 Waverley St Abutter List
Reference Material	3828_190_Waverley_St_Abutter_Map.pdf	3828 190 Waverley St Abutter Map
Reference Material	3828_190_Waverly_Street_CPP_REV__24-12-10.pdf	3828 190 Waverly Street CPP REV '24-12-10
Reference Material	3828_190_Waverly_Street_-_Existing_House_-_Proposed_Addition_12-17.pdf	3828 190 Waverly Street - Existing House - Proposed Addition 12-17



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

### LEGAL NOTICE

DOCKET NO **3828**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Brandon and Catherine Malone**, on November 25, 2024, a petition seeking to alter their property located at **190 Waverley St - Block Plan 157.0-0010-0002.B** Said petition would require a **Special Permit** under **5.4.2 B(6)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 14, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair  
Zoning Board of Appeals





## SP-24-32

Special Use Permit  
Application (ZBA)

Status: Active

Submitted On: 11/23/2024





## Primary Location

190 WAVERLY ST  
Arlington, MA 02476


## Owner

MALONE BRANDON S &  
CATHERINE M  
190 WAVERLEY ST ARLINGTON,  
MA 02476

## Applicant

 Brandon Malone  
 617-771-7208  
 bmalone83@hotmail.com  
 190 Waverly Street  
Arlington, Massachusetts 02476

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\* 

The requested use is listed as 5.4B (6) - Large Additions.

**Explain why the requested use is essential or desirable to the public convenience or welfare.\***

The desired relief will allow our family to continue to be a respectful member of the Arlington community as we have been for the last 11 years. Happily helping neighbors, participating in community activities, and volunteering at our children's local school.

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

Desirable relief as proposed is consistent with the neighborhood. Several homes on Waverly Street have similarly expanded off the back of the house while staying consistent on the sides. Our goal is to be respectful of others while also following their lead to allow our family to remain Arlington residents.

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

The requested use will not add any additional pressure to the public water, drainage or sewer system. Any plumbing will tie into the existing stack. There will not be any additional individuals living in the home. There will be no impact to the neighborhood's aforementioned water resources in any capacity.

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

8.1.3. Nonconforming Single-Family or Two-Family Dwellings A. Alteration, reconstruction, extension, or structural change to a single or two-family residential structure that is completely within the existing foundation walls does not increase the nonconforming nature of said structure.

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

The requested use is consistent with multiple use cases in existence here on Waverly Street in Arlington.

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

The requested use is not changing the dwelling from a Single Family residence. The requested use is to provide additional living space for its current occupants.

---

## Dimensional and Parking Information

**Present Use/Occupancy \***

4 People

**Proposed Use/Occupancy \***

4 People



Existing Number of Dwelling Units\*

1

Proposed Number of Dwelling Units\*

1

Existing Gross Floor Area (Sq. Ft.)\*


1798

Proposed Gross Floor Area (Sq. Ft.)\*

2996

Existing Lot Size (Sq. Ft.)\*

5000

Proposed Lot Size (Sq. Ft.)\* 

5000

Minimum Lot Size required by Zoning\*

5000

Existing Frontage (ft.)\*

50

Proposed Frontage (ft.)\*

50

Minimum Frontage required by Zoning\*

60

Existing Floor Area Ratio\*

0.2416

Proposed Floor Area Ratio\*

0.3376

Max. Floor Area Ratio required by Zoning\*

3

Existing Lot Coverage (%)\*

23.1

Proposed Lot Coverage (%)\*

29.7

Max. Lot Coverage required by Zoning\*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

5000

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

5000

Minimum Lot Area per Dwelling Unit required by Zoning\*

6000

Existing Front Yard Depth (ft.)\*

19.2

Proposed Front Yard Depth (ft.)\*

19.2

Minimum Front Yard Depth required by Zoning\*

25

Existing SECOND Front Yard Depth (ft.)\* ?

0

Proposed SECOND Front Yard Depth (ft.)\* ?

0

Minimum SECOND Front Yard Depth required by Zoning\* ?

0

Existing Left Side Yard Depth (ft.)\* ?

8

Proposed Left Side Yard Depth (ft.)\* ?

8

Minimum Left Side Yard Depth required by Zoning\* ?

10

Existing Right Side Yard Depth (ft.)\* ?

17.9

Proposed Right Side Yard Depth (ft.)\* ?

17.9

Minimum Right Side Yard Depth required by Zoning\* ?

10

Existing Rear Yard Depth (ft.)\*

32.1

Proposed Rear Yard Depth (ft.)\*

20

Minimum Rear Yard Depth required by Zoning\*

20

Existing Height (stories)

2

Proposed Height (stories)\*

2



Maximum Height (stories) required by Zoning\*

2.5

Existing Height (ft.)\*

30

Proposed Height (ft.)\*

30

Maximum Height (ft.) required by Zoning\*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

3234

Proposed Landscaped Open Space (Sq. Ft.)\*

2905

Existing Landscaped Open Space (% of GFA)\*

64.7

Proposed Landscaped Open Space (% of GFA)\*

58.1

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

10

Existing Usable Open Space (Sq. Ft.)\*

1650

Proposed Usable Open Space (Sq. Ft.)\*

1650

Existing Usable Open Space (% of GFA)\* ?

33

Proposed Usable Open Space (% of GFA)\* ?

33

Minimum Usable Open Space required by Zoning\*

30

Existing Number of Parking Spaces\*

1

Proposed Number of Parking Spaces\*

2

Minimum Number of Parking Spaces required by Zoning\*

1

Existing Parking area setbacks

10

Proposed Parking area setbacks \*

10

Minimum Parking Area Setbacks required by Zoning\*

10

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

8

Proposed Slope of proposed roof(s) (in. per ft.)\*

8

Minimum Slope of Proposed Roof(s) required by Zoning\*

6

Existing type of construction\*

Single Family Detached Dwelling

Proposed type of construction\*

Single Family Detached Dwelling

---

## Open Space Information

Existing Total Lot Area\*

5000

Proposed Total Lot Area\*

5000

Existing Open Space, Usable\*

1650

Proposed Open Space, Usable\*

1650



Existing Open Space, Landscaped\*

3234

Proposed Open Space, Landscaped\*

2905

---

## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

80

Basement or Cellar, Proposed Gross Floor Area

582

1st Floor, Existing Gross Floor Area

612

1st Floor, Proposed Gross Floor Area

1092

2nd Floor, Existing Gross Floor Area

502

2nd Floor, Proposed Gross Floor Area

886

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

0

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0

Parking Garages, Existing Gross Floor Area ?

220

Parking Garages, Proposed Gross Floor Area

220

All weather habitable porches and balconies,  
Existing Gross Floor Area

384

All weather habitable porches and balconies,  
Proposed Gross Floor Area

216

Total Existing Gross Floor Area

1798



Total Proposed Gross Floor Area

2996



## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*



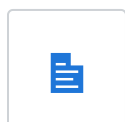
Applicant's Signature\*



Brandon Steven Malone

Nov 23, 2024

## Attachments





### Malone - 190 Waverly Street CPP.pdf

Malone - 190 Waverly Street CPP.pdf

Uploaded by Brandon Malone on Nov 23, 2024 at 5:07 PM



	<b>3828 190 Waverley St Abutter Map.pdf</b> 3828 190 Waverley St Abutter Map.pdf Uploaded by Colleen Ralston on Nov 26, 2024 at 12:17 PM	
	<b>3828 190 Waverley St Abutter List.pdf</b> 3828 190 Waverley St Abutter List.pdf Uploaded by Colleen Ralston on Nov 26, 2024 at 12:17 PM	
	<b>3828 190 Waverley St Legal Ad.pdf</b> 3828 190 Waverley St Legal Ad.pdf Uploaded by Colleen Ralston on Nov 26, 2024 at 12:17 PM	
	<b>Malone - 190 Waverly Street CPP REV '24-12-10.pdf</b> Malone - 190 Waverly Street CPP REV '24-12-10.pdf Uploaded by Brandon Malone on Dec 10, 2024 at 4:57 PM	
	<b>Malone - 190 Waverly Street CPP REV2 '24-12-17.pdf</b> Malone - 190 Waverly Street CPP REV2 '24-12-17.pdf Uploaded by Brandon Malone on Dec 17, 2024 at 8:41 PM	
	<b>Malone - 190 Waverly Street - Existing House - Proposed Addition.pdf</b> Malone - 190 Waverly Street - Existing House - Proposed Addition.pdf Uploaded by Brandon Malone on Dec 17, 2024 at 8:42 PM	
	<b>Supporting Documentation [worksheet and drawings]</b> Malone - 190 Waverly Street - Proposed Project Drawings.pdf Uploaded by Brandon Malone on Nov 23, 2024 at 5:02 PM	REQUIRED

ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25'	19.2'	19.2'
REAR YARD	20'	32.1'	20.5' (DECK) / 29.5' ADDITION
SIDE YARD	10'	8.1'	8.1'
MIN LANDSCAPE OPEN SPACE %	10%	72.1%	65.5%
S.F. LANDSCAPE OPEN SPACE	500 S.F.	3,604 S.F.	3,275 S.F.
MIN USABLE OPEN SPACE %	30%	33%	33%
S.F. USABLE OPEN SPACE	1,500 S.F.	1,650 S.F.	1,650 S.F.
MAX LOT COVERAGE %	35%	23.1%	29.7%
PARKING SPACES	1	2	2

CURRENT OWNER: BRANDON S. MALONE AND CATHERINE M. MALONE

TITLE REFERENCE: BK 63100 PG 197  
PLAN REFERENCE: BK 5708 PG 15 - LOT C  
PARCEL ID: 157.0-0010-0002.B


THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESS, IMPLIED OR PRESCRIPTIVE.

CERTIFICATION:

TO: BRANDON S. MALONE AND CATHERINE M. MALONE

I CERTIFY THAT THIS PLAN AND FIELD ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF PROFESSIONAL ENGINEERS IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

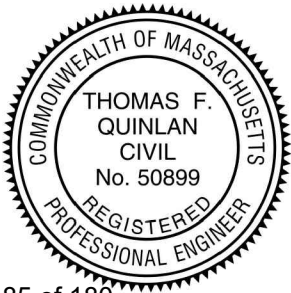
DATE OF PLAN: NOVEMBER 13, 2024    REVISED: DECEMBER 10, 2024 (ADD'T DRIVEWAY)



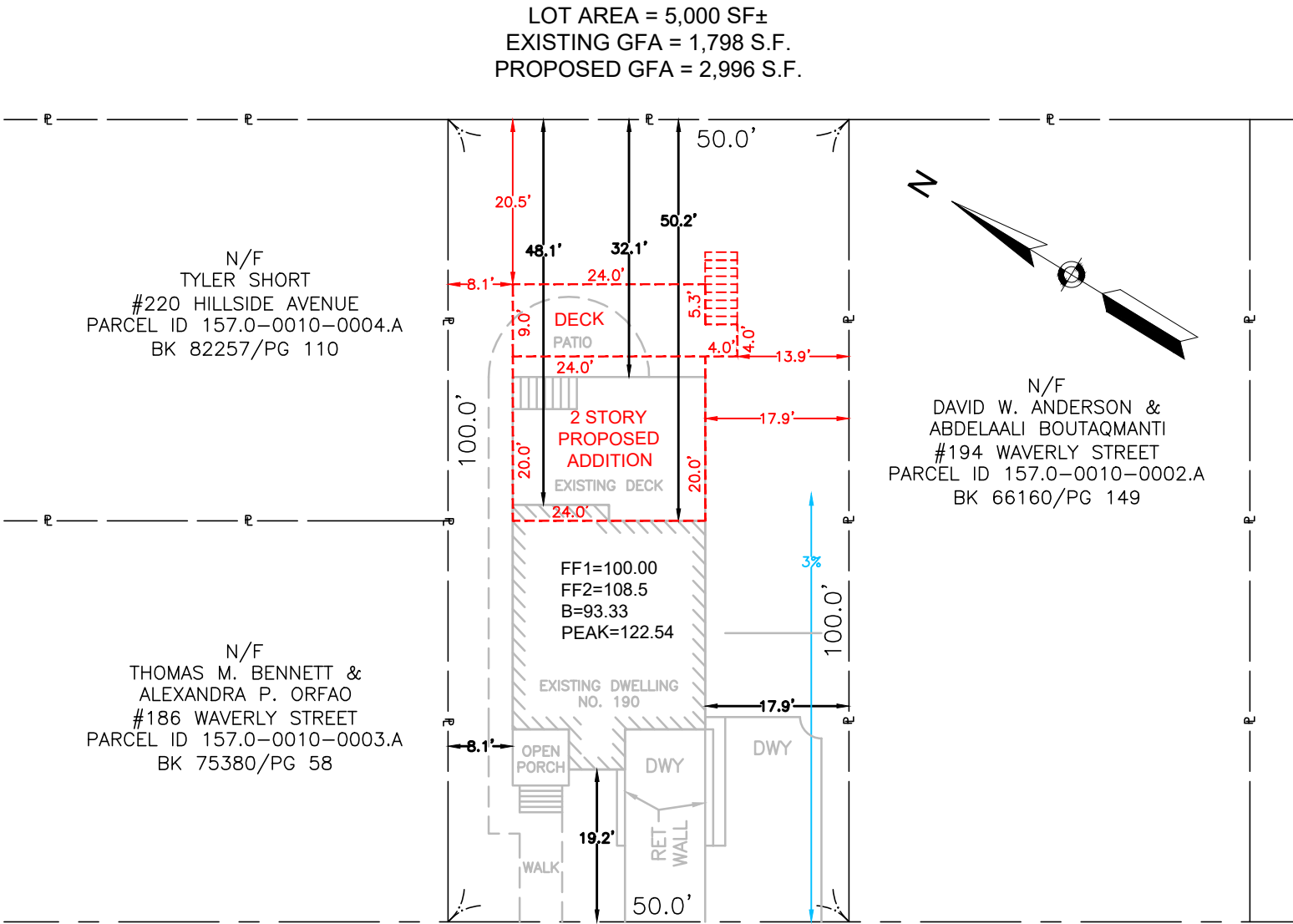
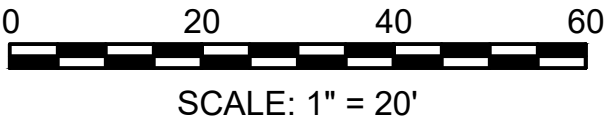
THOMAS F. QUINLAN, P.E.

11/13/24

DATE



NOTE:  
EXISTING/PROPOSED FIRST FLOOR  
ELEVATION ASSUMED TO BE EL. 100.00.



WAVERLY STREET  
(PUBLIC)



ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25'	19.2'	19.2'
REAR YARD	20'	32.1'	20.5' (DECK) / 29.5' ADDITION
SIDE YARD	10'	8.1'	8.1'
MIN LANDSCAPE OPEN SPACE %	10%	72.1%	65.5%
S.F. LANDSCAPE OPEN SPACE	500 S.F.	3,604 S.F.	3,275 S.F.
MIN USABLE OPEN SPACE %	30%	33%	33%
S.F. USABLE OPEN SPACE	1,500 S.F.	1,650 S.F.	1,650 S.F.
MAX LOT COVERAGE %	35%	23.1%	29.7%
PARKING SPACES	1	1	1

CURRENT OWNER: BRANDON S. MALONE AND CATHERINE M. MALONE

TITLE REFERENCE: BK 63100 PG 197  
PLAN REFERENCE: BK 5708 PG 15 - LOT C  
PARCEL ID: 157.0-0010-0002.B

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DATE OF PLAN: NOVEMBER 13, 2024



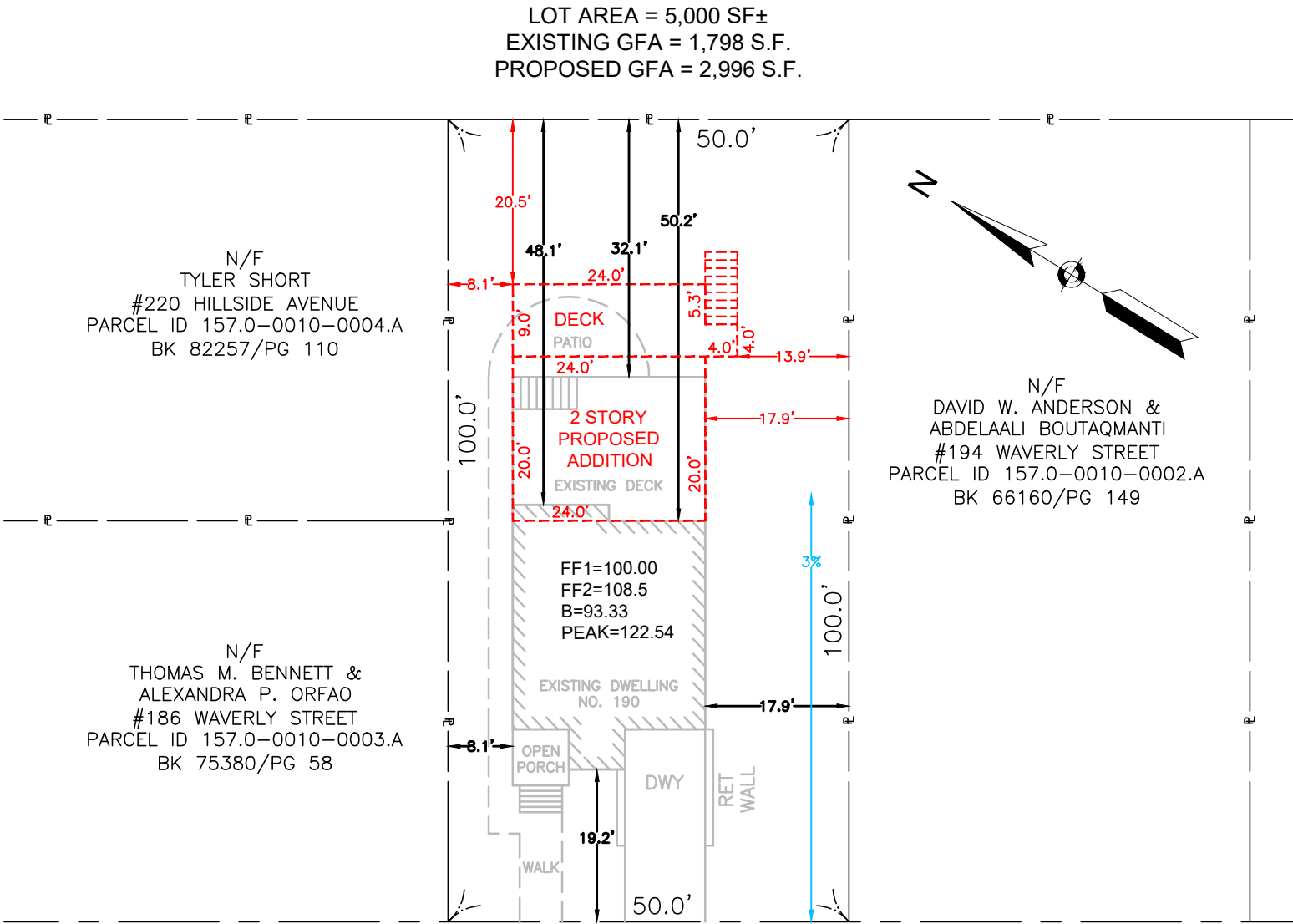
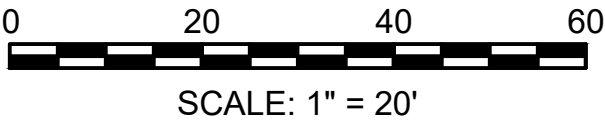
THOMAS F. QUINLAN, P.E.

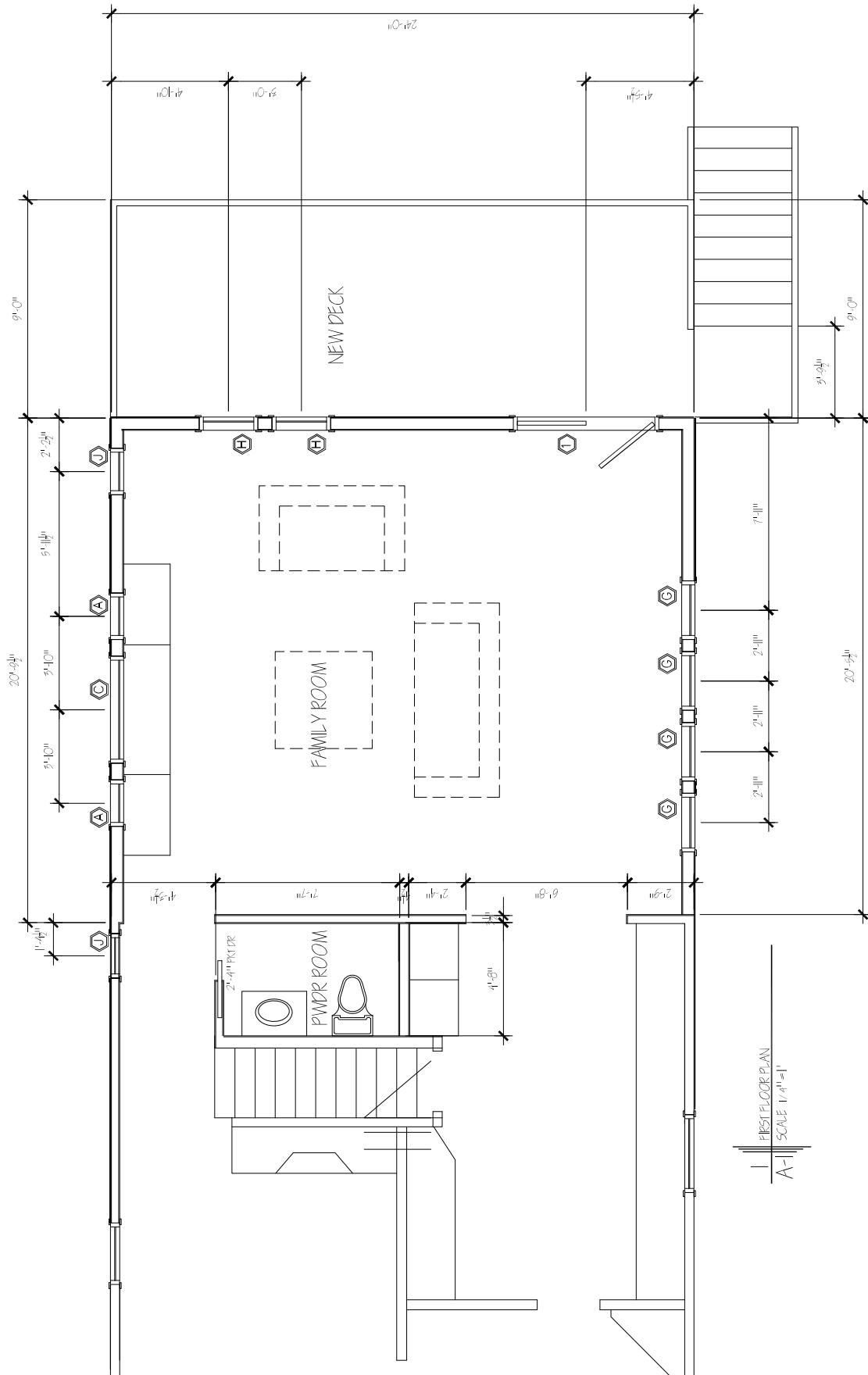
11/13/24

DATE

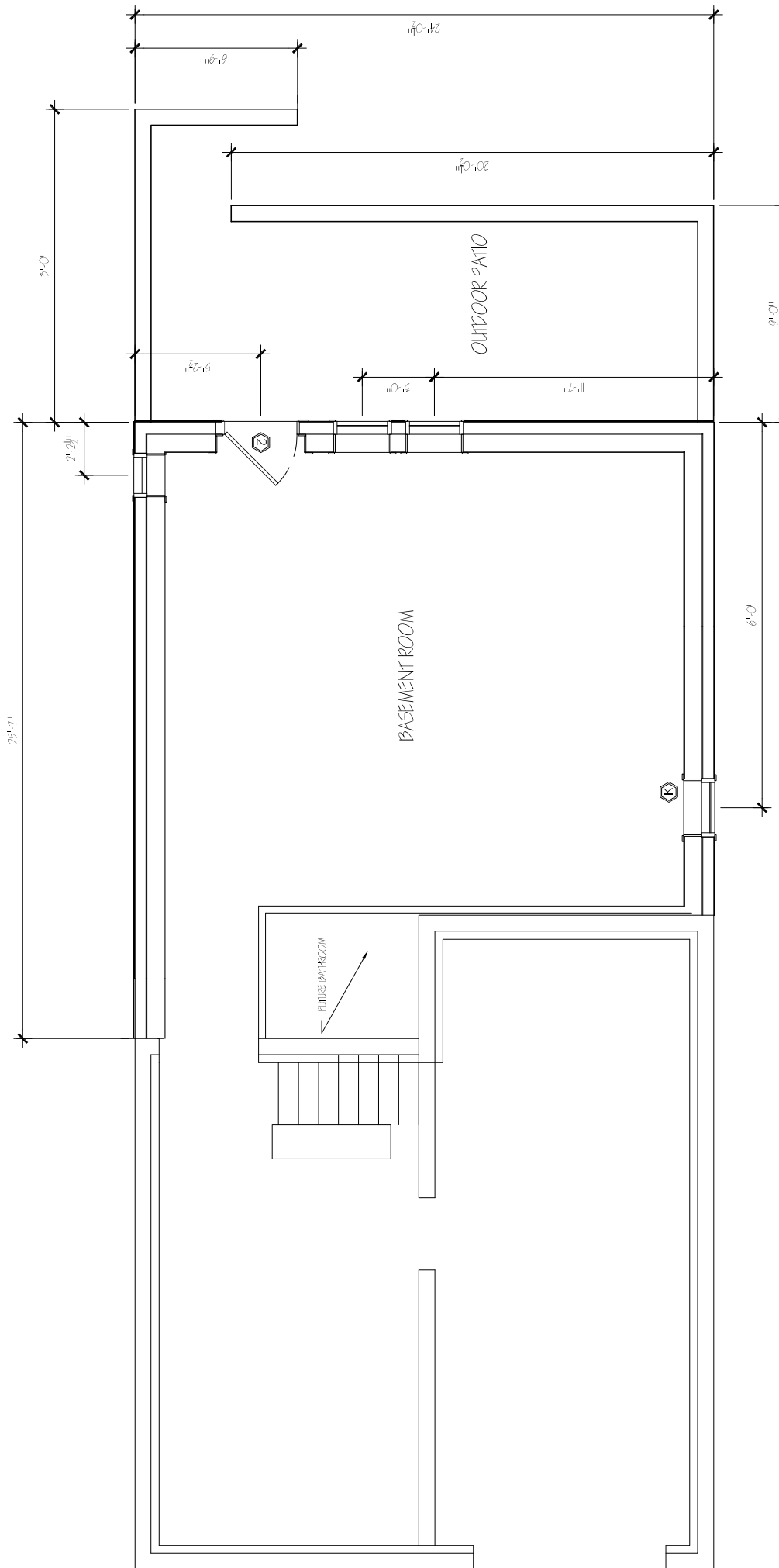


NOTE:  
EXISTING/PROPOSED FIRST FLOOR  
ELEVATION ASSUMED TO BE EL. 100.00.



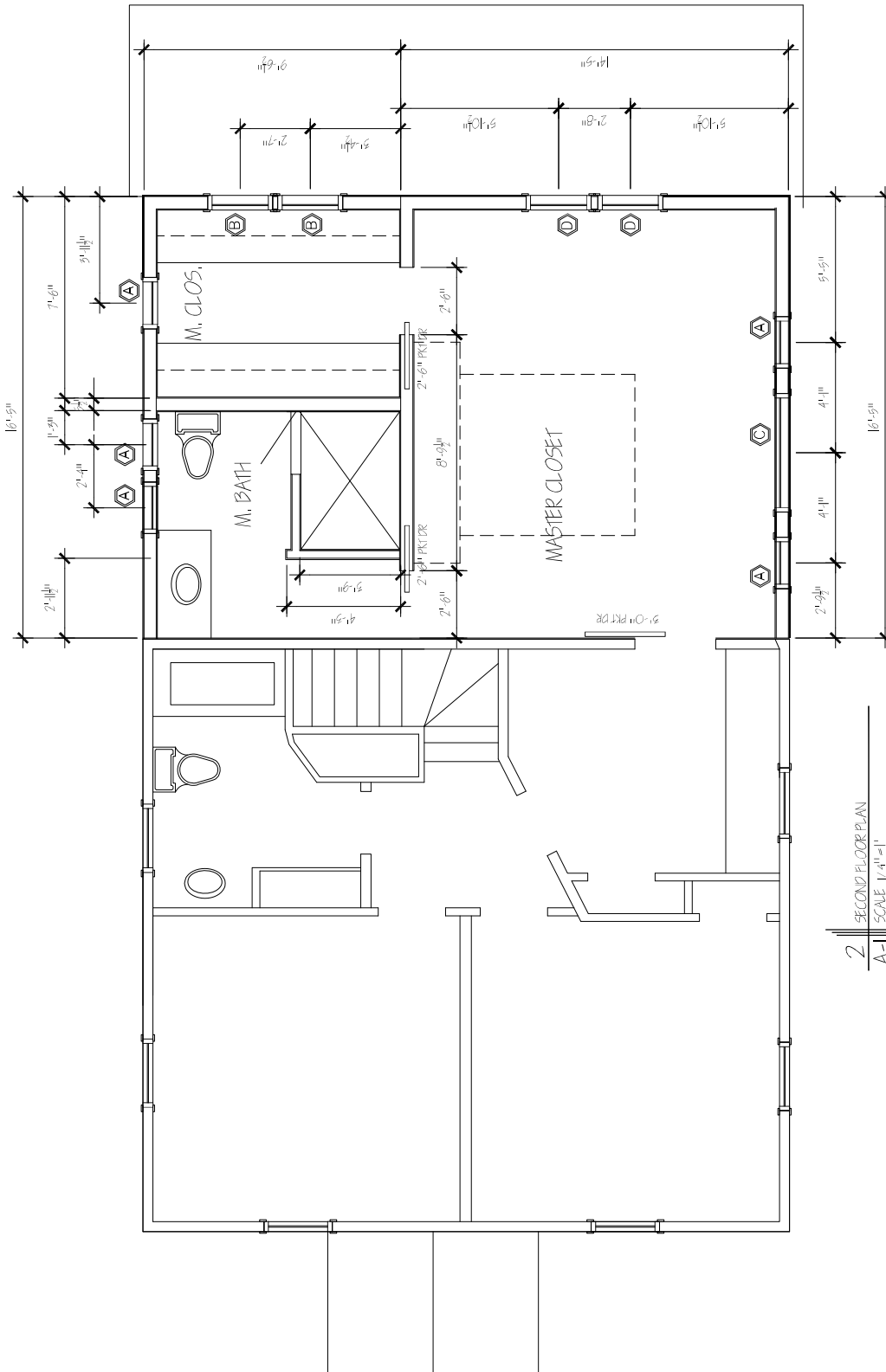






NOT FOR CONSTRUCTION

3 BASEMENT PLAN  
A-1 SCALE 1/4"=1'

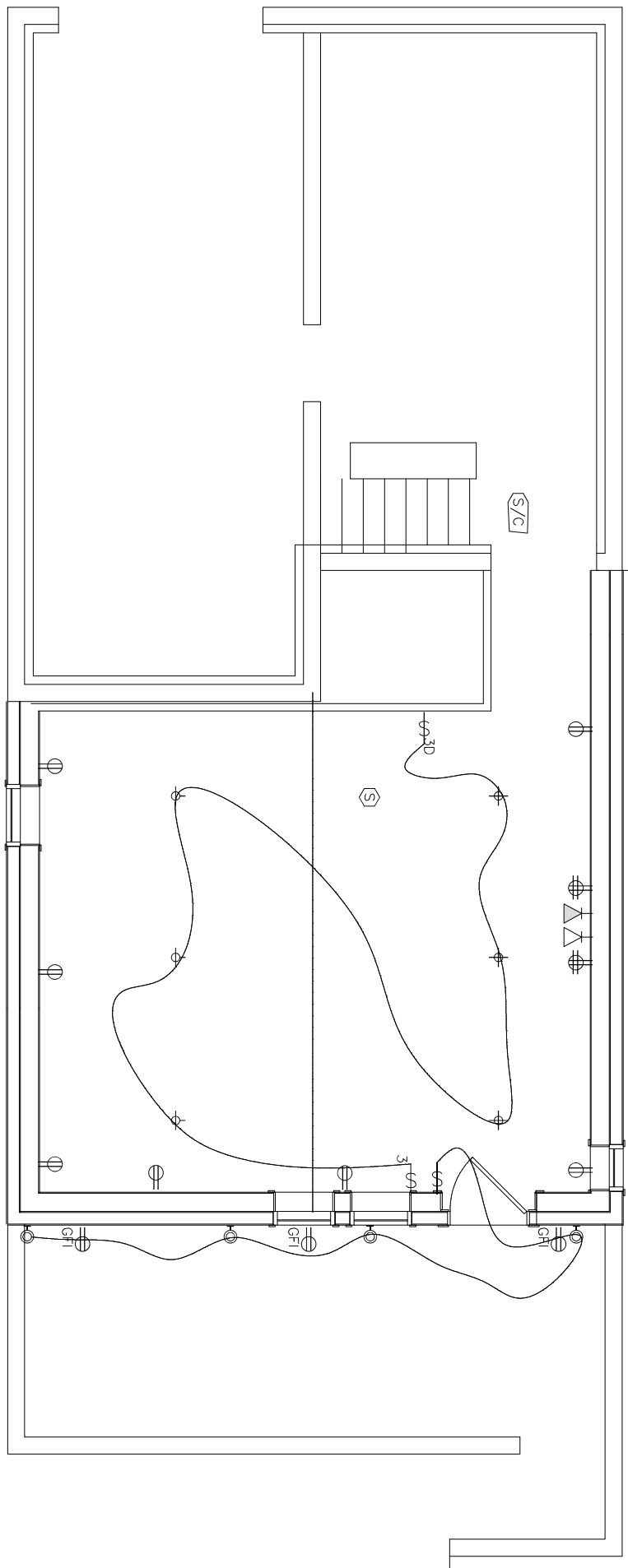


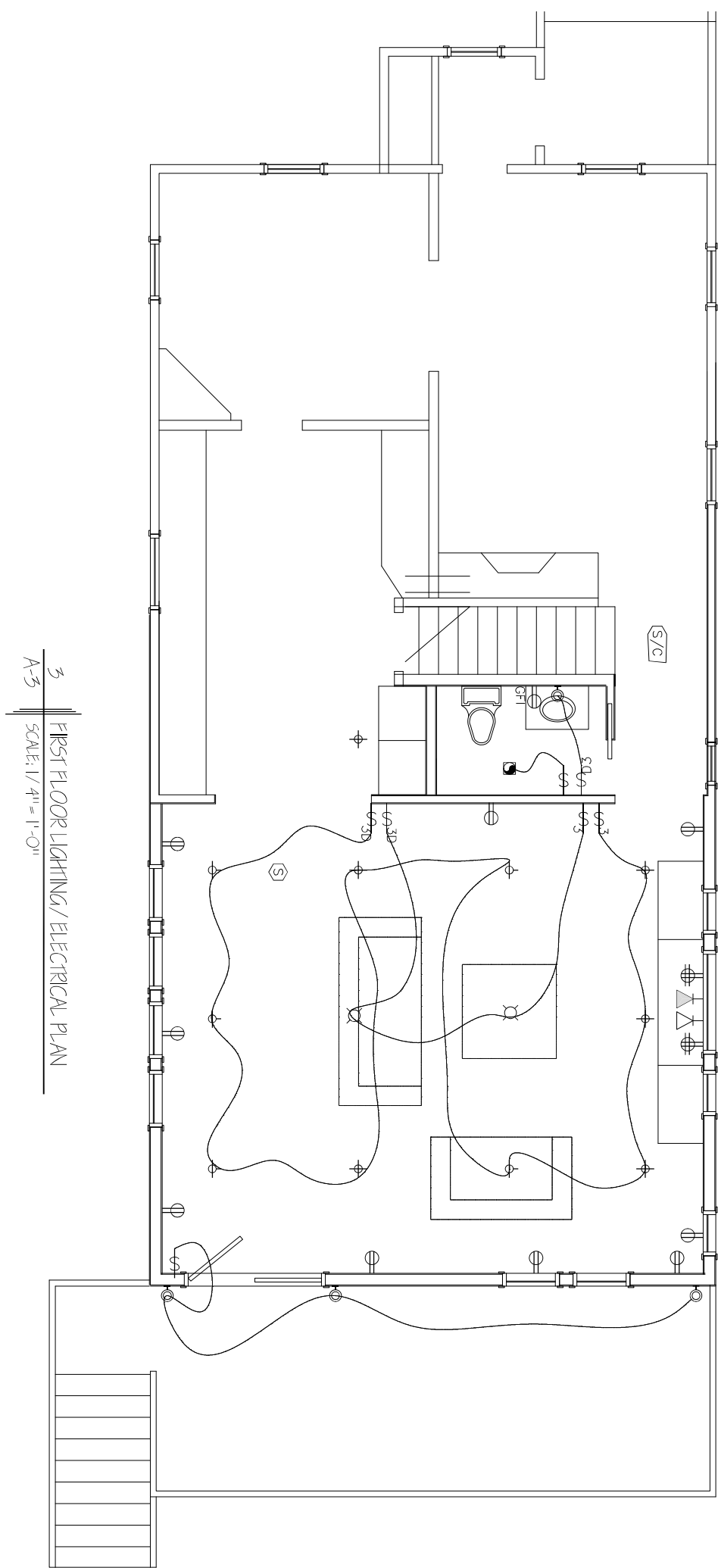
2 SECOND FLOOR PLAN  
A-1 SCALE 1/4"=1'

NOT FOR CONSTRUCTION

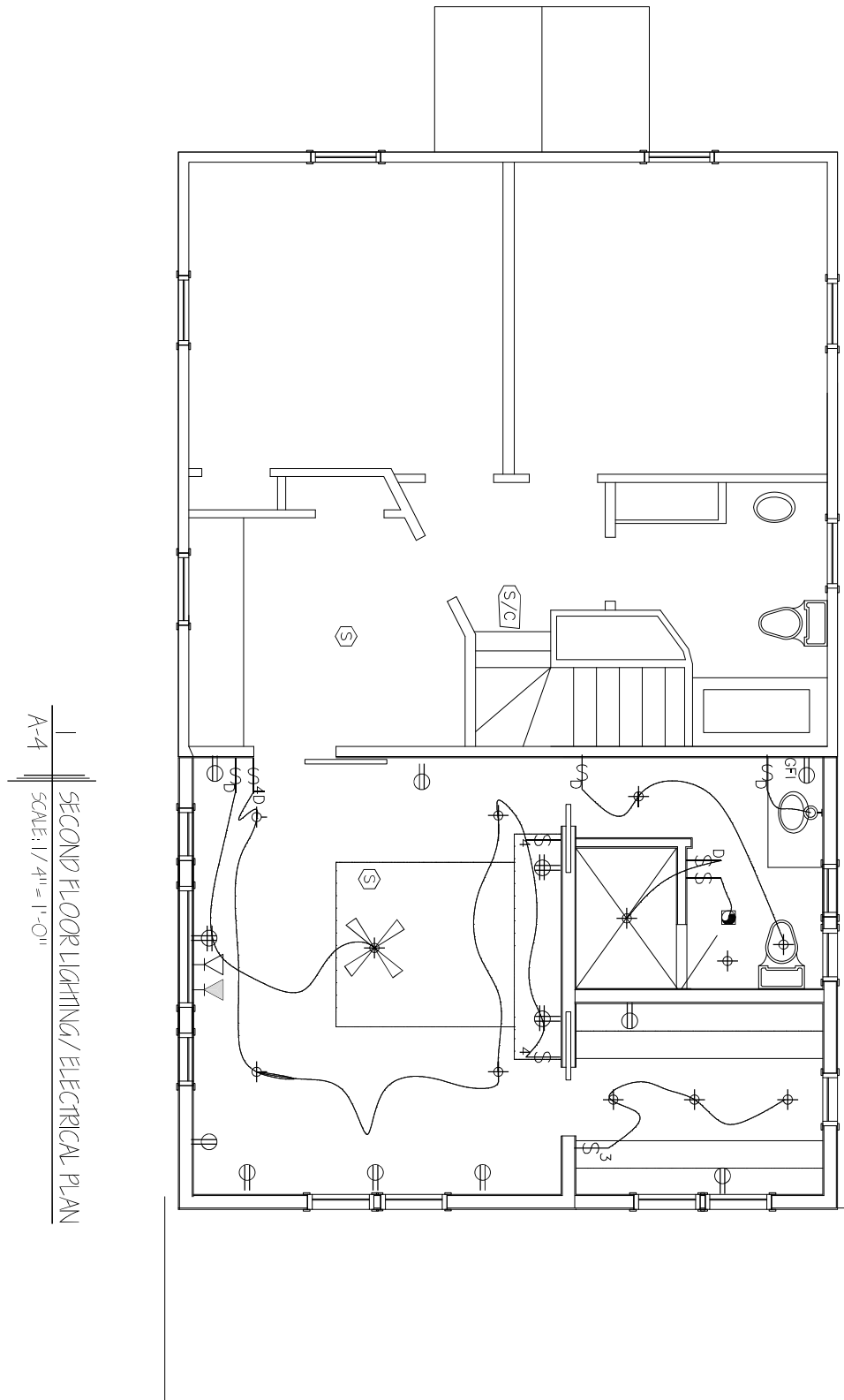


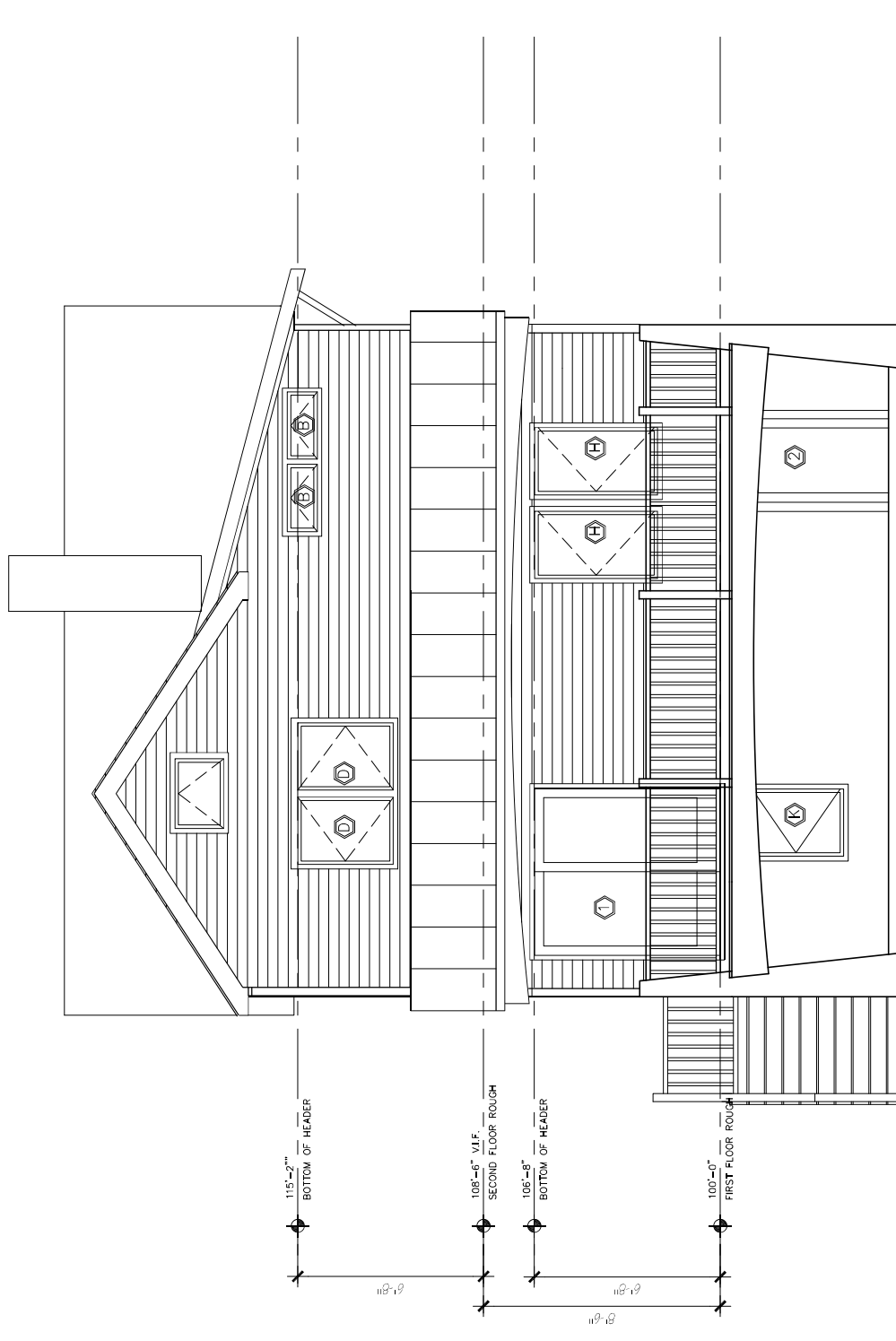
1  
A-3 BASEMENT LIGHTING / ELECTRICAL PLAN  
SCALE: 1/4" = 1'-0"





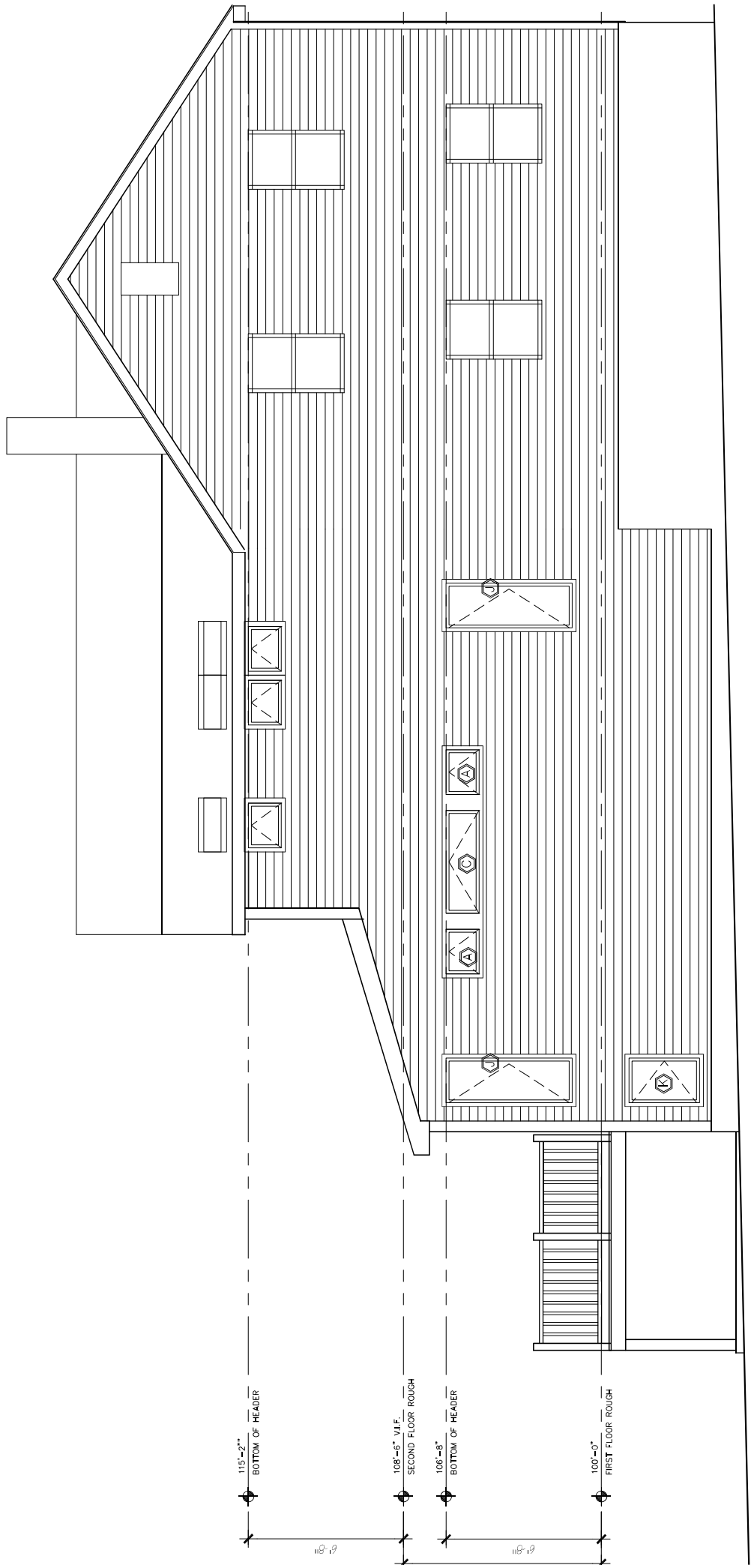






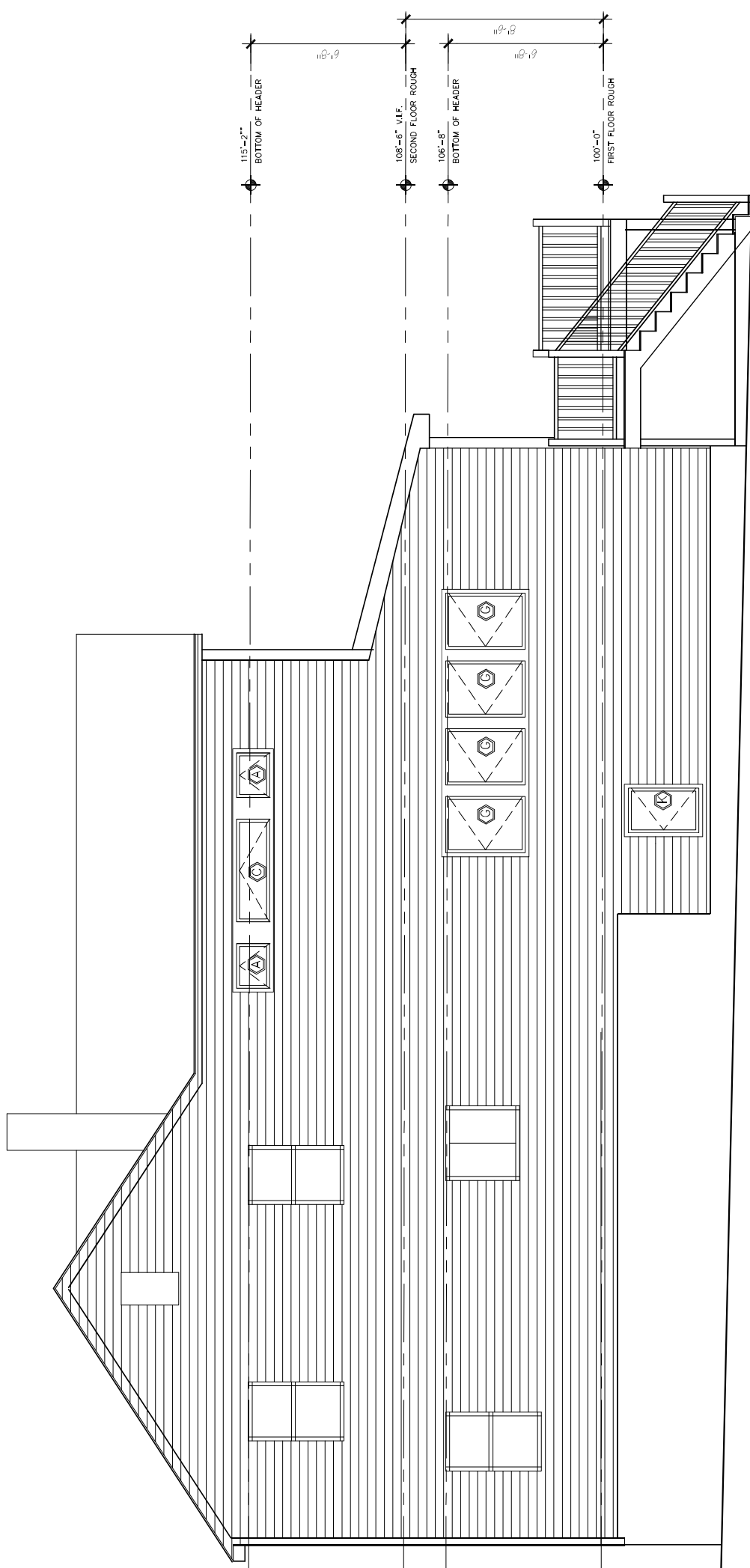
PROPOSED REAR ELEVATION  
A-3 SCALE 1/4"=1' NOT FOR CONSTRUCTION





3  
A-3  
PROPOSED LEFT ELEVATION  
SCALE 1/4"=1'

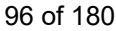
NOT FOR CONSTRUCTION

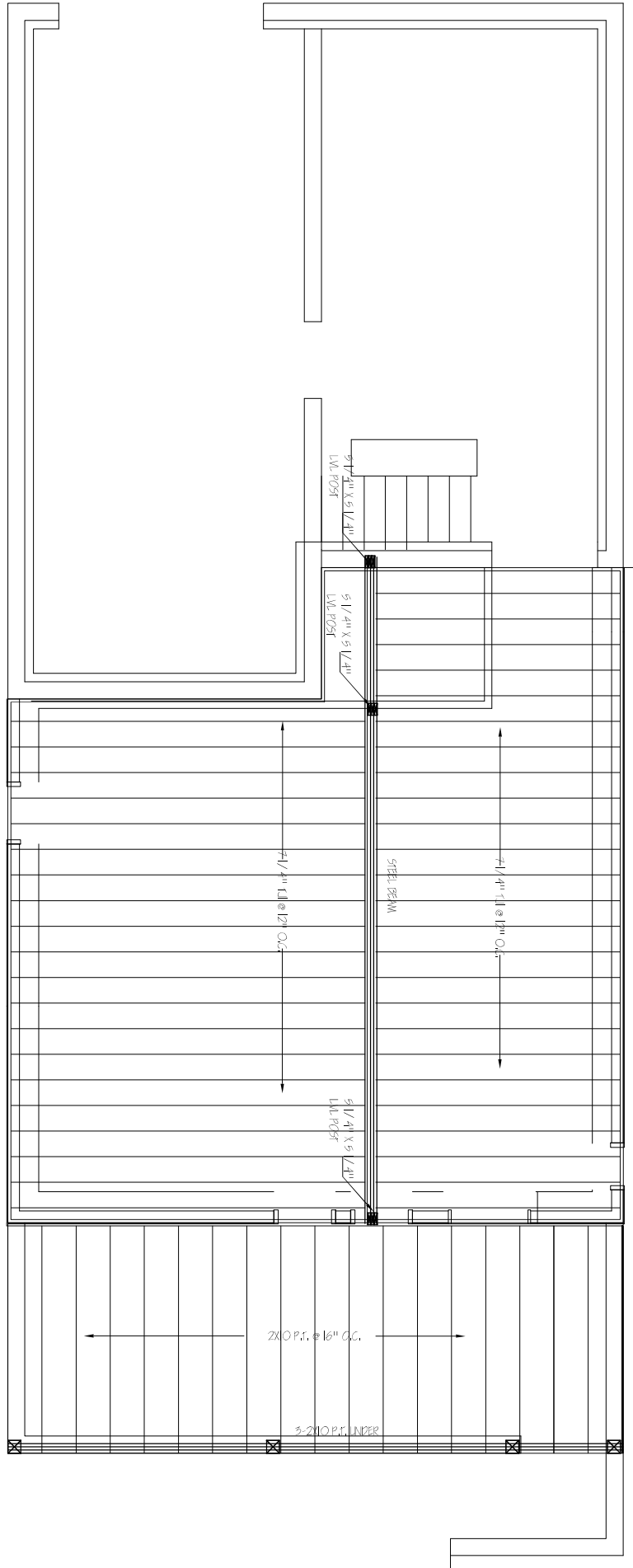


2  
A-3  
PROPOSED RIGHT ELEVATION  
SCALE 1/4"=1'

NOT FOR CONSTRUCTION





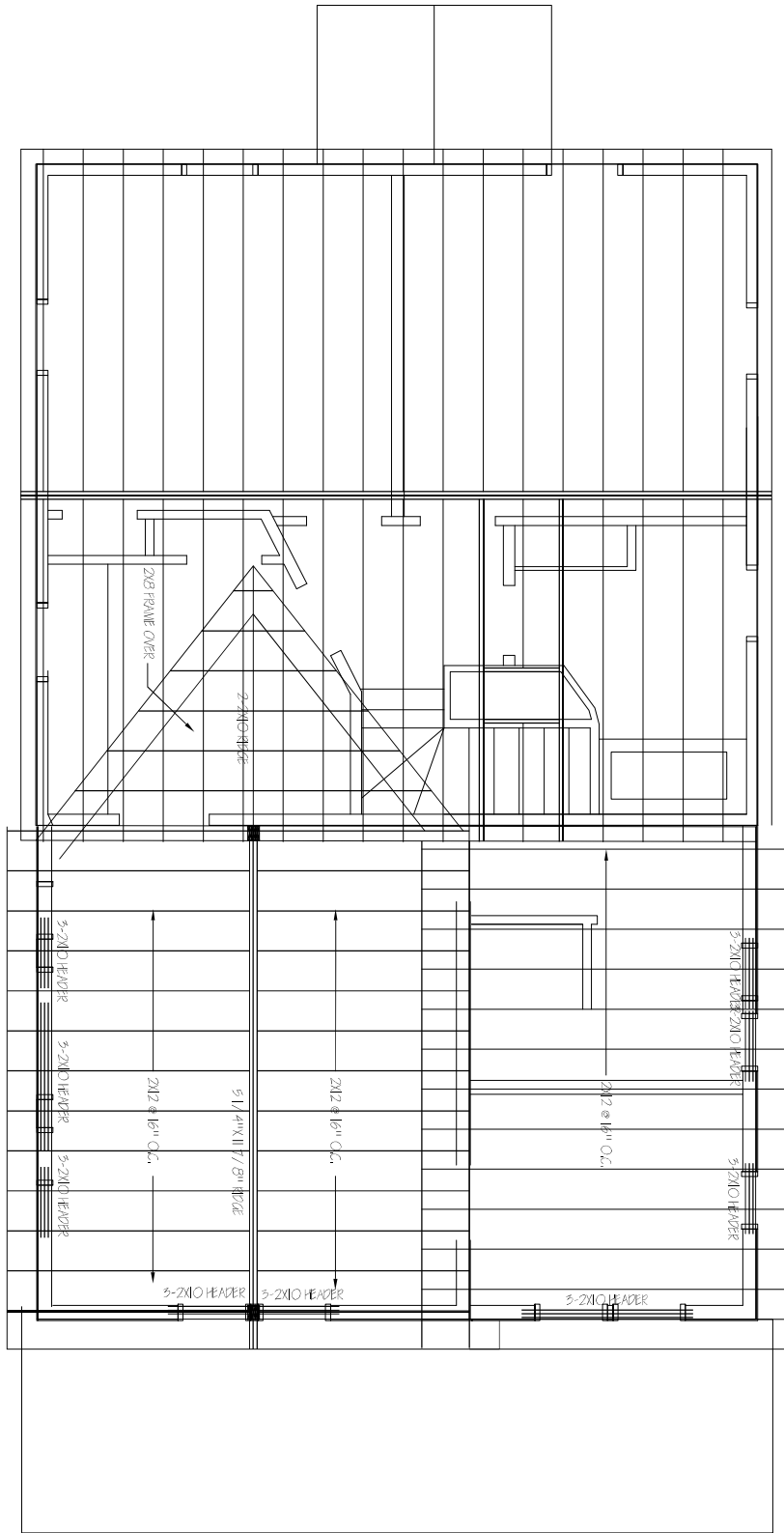


NOT FOR CONSTRUCTION

1  
1st FLOOR FRAMING PLAN  
S-2  
SCALE: 1/4" = 1'-0"







2 ROOF FRAMING PLAN  
 5-5 SCALE: 1/4" = 1'-0"  
 NOT FOR CONSTRUCTION



**CERTIFIED ABUTTERS LIST****Date: November 25, 2024****Subject Property Location: 190 WAVERLY ST Arlington, MA****Subject Parcel ID: 157-10-2.B****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
155-4-1	213 WAVERLY ST	PARRIS PAMELA T/ TRUSTEE	PARRIS FAMILY TRUST	213 WAVERLY ST	ARLINGTON	MA	02476
155-4-2	217 WAVERLY ST	HOCHBERG JACOB	LEVIT-SHORE JESSIE	217 WAVERLY ST	ARLINGTON	MA	02476
155-4-13	276 RENFREW ST	GORIS-KOLB ROBERT & DONALD		276 RENFREW ST	ARLINGTON	MA	02476
155-4-14	272 RENFREW ST	VICKERY LAUREN	KIRBY DANIEL R	272 RENFREW ST	ARLINGTON	MA	02476
156-1-2	197 HILLSIDE AVE	SWIFT JOHN M JR		197 HILLSIDE AVE	ARLINGTON	MA	02476
156-1-3.A	230 WACHUSETT AVE	MARTIN STEPHEN.JANE E		230 WACHUSETT AVE	ARLINGTON	MA	02476
156-1-3.B	226 WACHUSETT AVE	FANTASIA LUIGI & KAREN E		226 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-8	309 PARK AVE	COMSTOCK SUSAN E/WILLIAM		309 PARK AVE	ARLINGTON	MA	02476
156-2-8.A	0-LOT PARK AVE	TOWN OF ARLINGTON SELECTMEN		730 MASS AVE	ARLINGTON	MA	02476
156-2-9	313 PARK AVE	PARTRIDGE STEPHEN & JANE/ TRS	313 PARK AVENUE REALTY TRUST	313 PARK AVE	ARLINGTON	MA	02476
156-2-10	317 PARK AVE	CROMWELL RONALD A/TRUSTEE	RONALD A CROMWELL REVOCABLE	317 PARK AVE	ARLINGTON	MA	02476
156-2-12	321 PARK AVE	VITALE SUSAN/ETAL	VITALE JOSEPH	321 PARK AVE	ARLINGTON	MA	02476
156-2-13	256 WACHUSETT AVE	DE BURCA DONAL &	DE BURCA GEORGINA B LIEBERMAN	256 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-14	252 WACHUSETT AVE	ZHENG HUI	YUE YUN	252 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-15	242 WACHUSETT AVE	LIM HAROLD K & LORRAINE C		242 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-16	238 WACHUSETT AVE	MACMILLIN BRIAN & KRISTYN		238 WACHUSETT AVE	ARLINGTON	MA	02476
156-2-17	200 HILLSIDE AVE	CHEN SANJUN	HUANG YU	200 HILLSIDE AVE	ARLINGTON	MA	02476
156-5-2.A	0-LOT PARK AVE	TOWN OF ARLINGTON SELECTMEN		730 MASS AVE	ARLINGTON	MA	02476
156-5-3	337 PARK AVE	BUTCHER MELANIE D	REKER NILS V	337 PARK AVE	ARLINGTON	MA	02476
156-5-4	333 PARK AVE	ISAACS RONALD /ETAL	ISAACS-RIEU HELENE	333 PARK AVE	ARLINGTON	MA	02476
156-5-5	329 PARK AVE	WALSH WILLIAM T & COLLEEN M		329 PARK AVE	ARLINGTON	MA	02476
156-5-6	325 PARK AVE	BOVA MICHAEL A & ROBIN A		325 PARK AVE	ARLINGTON	MA	02476
156-5-7	259 WACHUSETT AVE	ROSENBERG NICHOLAS J & HEIDI M		259 WACHUSETT AVE	ARLINGTON	MA	02476
156-5-8	202 WAVERLY ST	ZIMMER ANDREW R/AUDREY W		202 WAVERLEY ST	ARLINGTON	MA	02476
156-5-9.A	206 WAVERLY ST	FAGHFOURI ARAM	MOHAJERY PARISA	206 WAVERLEY ST	ARLINGTON	MA	02476
157-4-6	167 WAVERLY ST	NASS ERIC W--ETAL	FRIEDMAN NINA S	167 WAVERLEY ST	ARLINGTON	MA	02476
157-4-7.A	171 WAVERLY ST	SNOW THOMAS M/EILEEN M		171 WAVERLEY ST	ARLINGTON	MA	02476
157-4-8.A	181 WAVERLY ST	FORD JOHN M & CATHLEEN T	LIFE ESTATE	181 WAVERLY ST	ARLINGTON	MA	02476
157-4-9	241 HILLSIDE AVE	WRIGHT BENJAMIN	FLEISCHMANN SYDNEY	241 HILLSIDE AVE	ARLINGTON	MA	02476
157-4-10.B	232 RENFREW ST	LEE SOO HYUN	KIM NAM HOON	232 RENFREW ST	ARLINGTON	MA	02476





# CERTIFIED ABUTTERS LIST

Date: November 25, 2024

Subject Property Location: 190 WAVERLY ST Arlington, MA

Subject Parcel ID: 157-10-2.B

Search Distance: 300 Feet

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
157-5-6	221 WACHUSETT AVE	BECK TIMOTHY R & MARCY M		221 WACHUSETT AVE	ARLINGTON	MA	02476
157-5-7	227 WACHUSETT AVE	RYAN ERIK J	BIPPUS SUSAN A	227 WACHUSETT AVE	ARLINGTON	MA	02476
157-5-8	231 WACHUSETT AVE	SCOTT RICHARD D & SUMI		231 WACHUSETT AVE	ARLINGTON	MA	02476
157-5-9	176 WAVERLY ST	MAXTUTIS JEFFREY J/ETAL	DECKER LISA S	176 WAVERLEY ST	ARLINGTON	MA	02476
157-5-10	172 WAVERLY ST	ORGREN LINDSEY RENEE	CALABRETTA PHILLIP JOSEPH	172 WAVERLY ST	ARLINGTON	MA	02476
157-5-11	168 WAVERLY ST	CAREW PAUL M & LINDA G/ TRS	LPC TRUST	168 WAVERLY ST	ARLINGTON	MA	02476
157-8-6.B	245 RENFREW ST	WOODWARD ANN D		245 RENFREW ST	ARLINGTON	MA	02476
157-8-7	249 RENFREW ST	RUSSELL JEFFREY	RUSSELL-TRAINOR STEPHANIE	249 RENFREW ST	ARLINGTON	MA	02476
157-8-8	253 RENFREW ST	STEPHENS DAVID/TRUSTEE	STEPHENS HOUSER TRUST	253 RENFREW ST	ARLINGTON	MA	02476
157-8-9	261 RENFREW ST	CAHILL CHRISTOPHER		261 RENFREW ST	ARLINGTON	MA	02476
157-9-1	268 RENFREW ST	FIELDS EDWIN S	CHURCHILL ELIZABETH L	268 RENFREW ST	ARLINGTON	MA	02476
157-9-2	264 RENFREW ST	MACDONALD ROBERT D & ELISA B/	TRS/MACDONALD FMLY LIVING TRUS	264 RENFREW ST	ARLINGTON	MA	02476
157-9-3.A	260 RENFREW ST	DRYE STEPHEN & RANDI		260 RENFREW ST	ARLINGTON	MA	02476
157-9-3.B	256 RENFREW ST	OBRIEN BOBBY EARLE &	COHEN CAROL I	256 RENFREW ST	ARLINGTON	MA	02476
157-9-5.A	242 HILLSIDE AVE	HURD JOHN V & CHRISTINE M		242 HILLSIDE AVE	ARLINGTON	MA	02476
157-9-5.B	238 HILLSIDE AVE	MATHEWS GREGG W	FARRELL EILEEN	238 HILLSIDE AVE	ARLINGTON	MA	02476
157-9-6	191 WAVERLY ST	DANIELS ALBERTHA E		191 WAVERLEY ST	ARLINGTON	MA	02476
157-9-7.A	193 WAVERLY ST	KELLY JANET M & MICHAEL B		193 WAVERLEY ST	ARLINGTON	MA	02476
157-9-8.A	197 WAVERLY ST	DUSERICK WILLIAM & BARBARA		197 WAVERLEY ST	ARLINGTON	MA	02476
157-9-9.A	201 WAVERLY ST	CLOKE PATRICK M & MALLORY		201 WAVERLY ST	ARLINGTON	MA	02476
157-9-9.B	205 WAVERLY ST	VU HALONG &	NG SYLVIA	205 WAVERLEY ST	ARLINGTON	MA	02476
157-9-10	209 WAVERLY ST	ALIVANDI BESJON & SHWETA/ TRS	BESJON ALIVANDI LIVING TRUST	209 WAVERLEY ST	ARLINGTON	MA	02476
157-10-1.A	198 WAVERLY ST	KAUFMAN STEVEN L ETAL/ TRS	SMITH-KAUFMAN TRUST	198 WAVERLY ST	ARLINGTON	MA	02476
157-10-2.A	194 WAVERLY ST	ANDERSON DAVID W &	BOUTAQMANTI ABDELAALI	194 WAVERLEY ST	ARLINGTON	MA	02476
<b>157-10-2.B</b>	<b>190 WAVERLY ST</b>	<b>MALONE BRANDON S &amp; CATHERINE M</b>		<b>190 WAVERLEY ST</b>	<b>ARLINGTON</b>	<b>MA</b>	<b>02476</b>
157-10-3.A	186 WAVERLY ST	BENNETT THOMAS M	ORFAO ALEXANDRA P	186 WAVERLY ST	ARLINGTON	MA	02476
157-10-4.A	220 HILLSIDE AVE	SHORT TYLER		220 HILLSIDE AVE	ARLINGTON	MA	02476
157-10-5	216 HILLSIDE AVE	LIPSON-RUBIN JUDITH/TRUSTEE	JUDITH LIPSON-RUBIN LIVING TR	216 HILLSIDE AVE	ARLINGTON	MA	02476
157-10-6	247 WACHUSETT AVE	DOOLEY-HAYES NATHAN	HAYES FRANCES COOLIDGE	247 WACHUSETT AVE	ARLINGTON	MA	02476
157-10-7	251 WACHUSETT AVE	CHACHKES ADAM & LYNN		251 WACHUSETT AVE	ARLINGTON	MA	02476





**CERTIFIED ABUTTERS LIST**

**Date: November 25, 2024**

**Subject Property Location: 190 WAVERLY ST Arlington, MA**

**Subject Parcel ID: 157-10-2.B**

**Search Distance: 300 Feet**

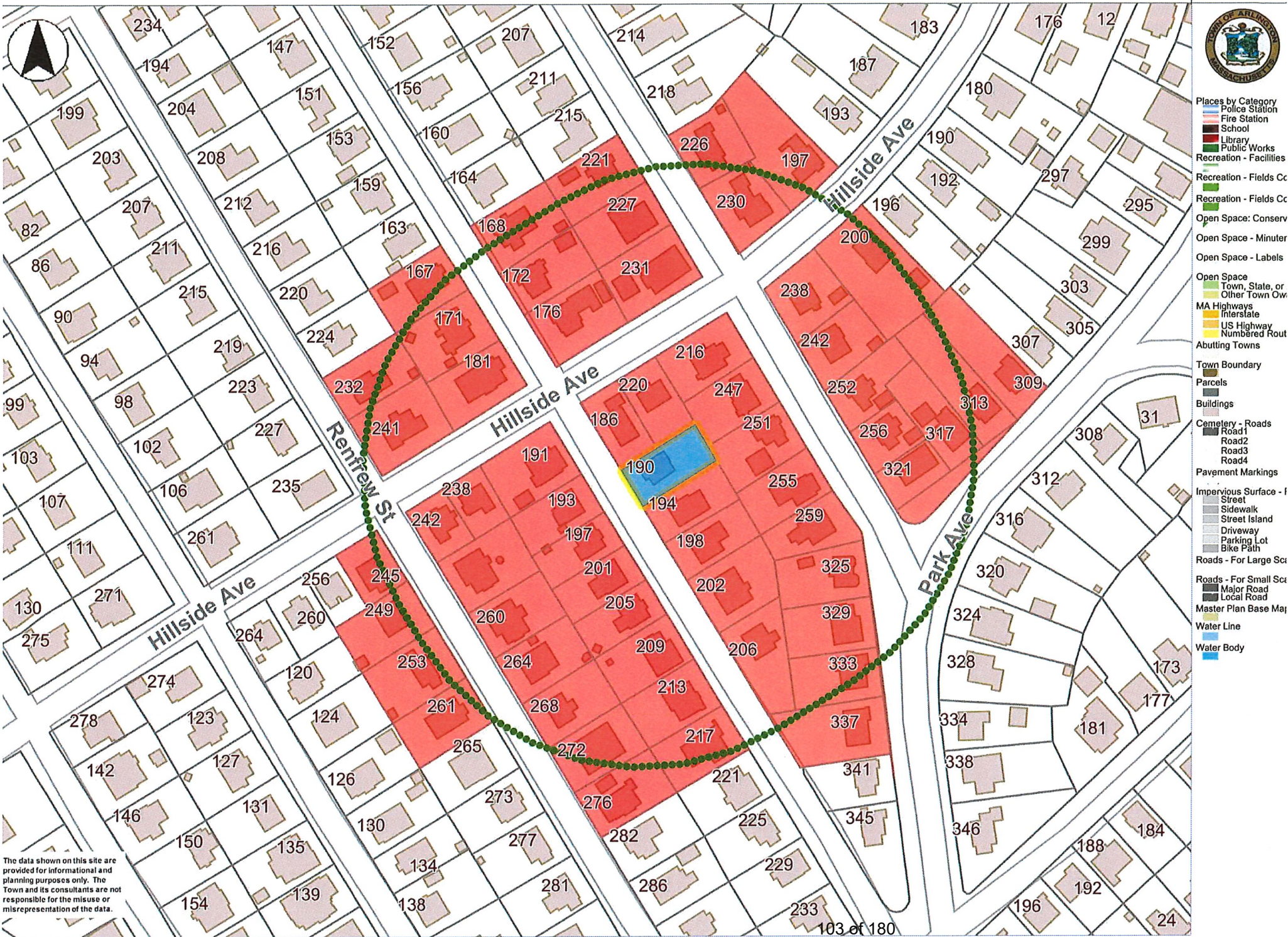
Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
157-10-8	255 WACHUSETT AVE	LEWIS KATHERINE H		255 WACHUSETT AVE	ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.



**Town of Arlington**  
**Office of the Board of Assessors**  
**730 Massachusetts Ave**  
**Arlington, MA 02476**  
**phone: 781.316.3050**  
**email: [assessors@town.arlington.ma.us](mailto:assessors@town.arlington.ma.us)**





- Places by Category
  - Police Station
  - Fire Station
  - School
  - Library
  - Public Works
  - Recreation - Facilities
- Recreation - Fields Cc
- Recreation - Fields Cc
- Open Space: Conserv
- Open Space - Minuter
- Open Space - Labels
- Open Space
  - Town, State, or
  - Other Town Ow
- MA Highways
  - Interstate
  - US Highway
  - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
- Buildings
- Cemetery - Roads
  - Road1
  - Road2
  - Road3
  - Road4
- Pavement Markings
- Impervious Surface - I
  - Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Sci
- Roads - For Small Sci
  - Major Road
  - Local Road
- Master Plan Base Map
- Water Line
- Water Body



ZONE: R1

	REQUIRED	EXISTING	PROPOSED
FRONT YARD	25'	19.2'	19.2'
REAR YARD	20'	32.1'	20.5' (DECK) / 29.5' ADDITION
SIDE YARD	10'	8.1'	8.1'
MIN LANDSCAPE OPEN SPACE %	10%	72.1%	65.5%
S.F. LANDSCAPE OPEN SPACE	500 S.F.	3,604 S.F.	3,275 S.F.
MIN USABLE OPEN SPACE %	30%	33%	33%
S.F. USABLE OPEN SPACE	1,500 S.F.	1,650 S.F.	1,650 S.F.
MAX LOT COVERAGE %	35%	23.1%	29.7%
PARKING SPACES	1	2	2

CURRENT OWNER: BRANDON S. MALONE AND CATHERINE M. MALONE

TITLE REFERENCE: BK 63100 PG 197  
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PARCEL ID: 157.0-0010-0002.B


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CERTIFICATION:

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I CERTIFY THAT THIS PLAN AND FIELD ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF PROFESSIONAL ENGINEERS IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

DATE OF PLAN: NOVEMBER 13, 2024    REVISED: DECEMBER 10, 2024 (ADD'T DRIVEWAY)



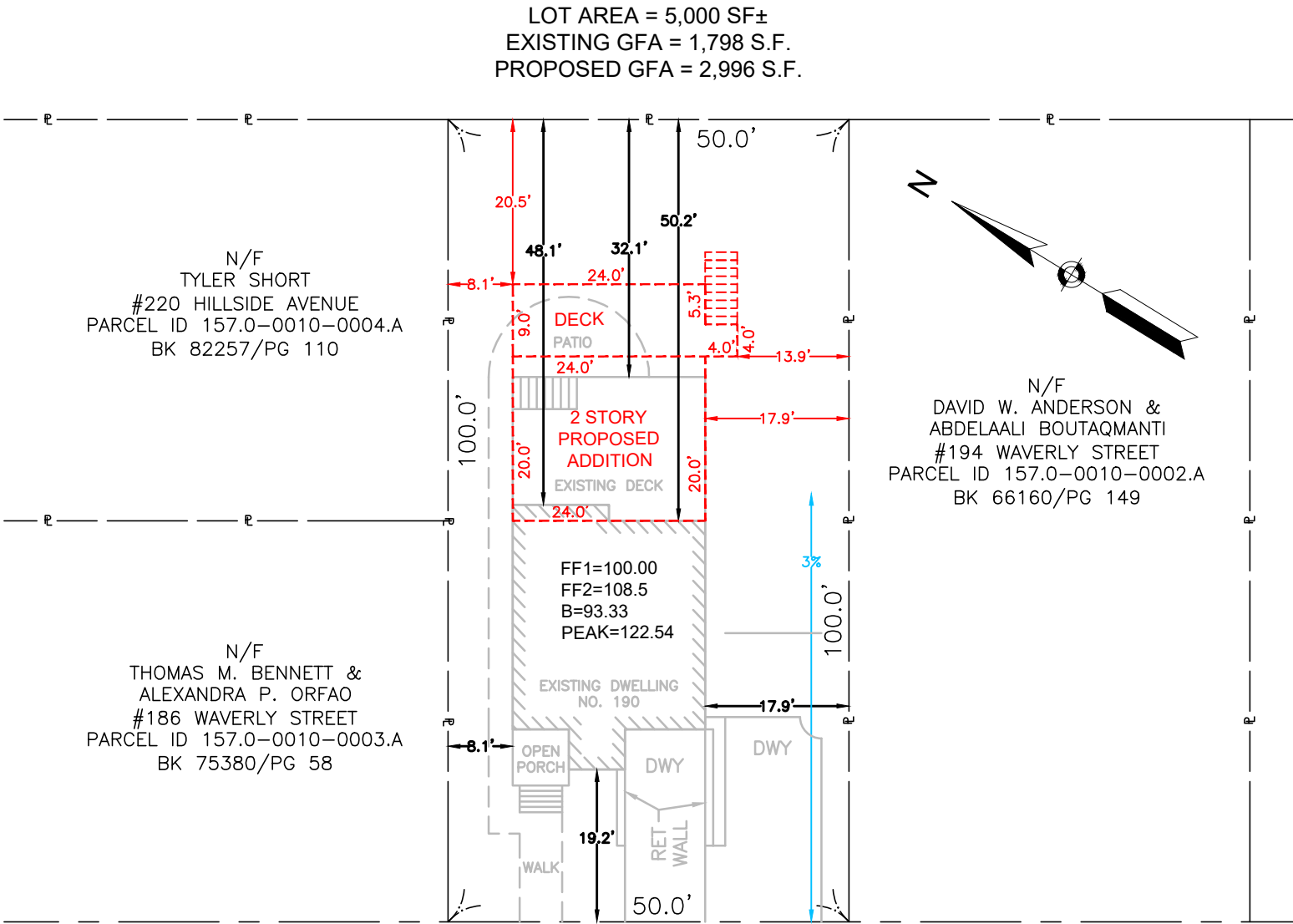
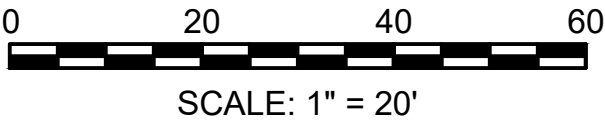
THOMAS F. QUINLAN, P.E.

11/13/24

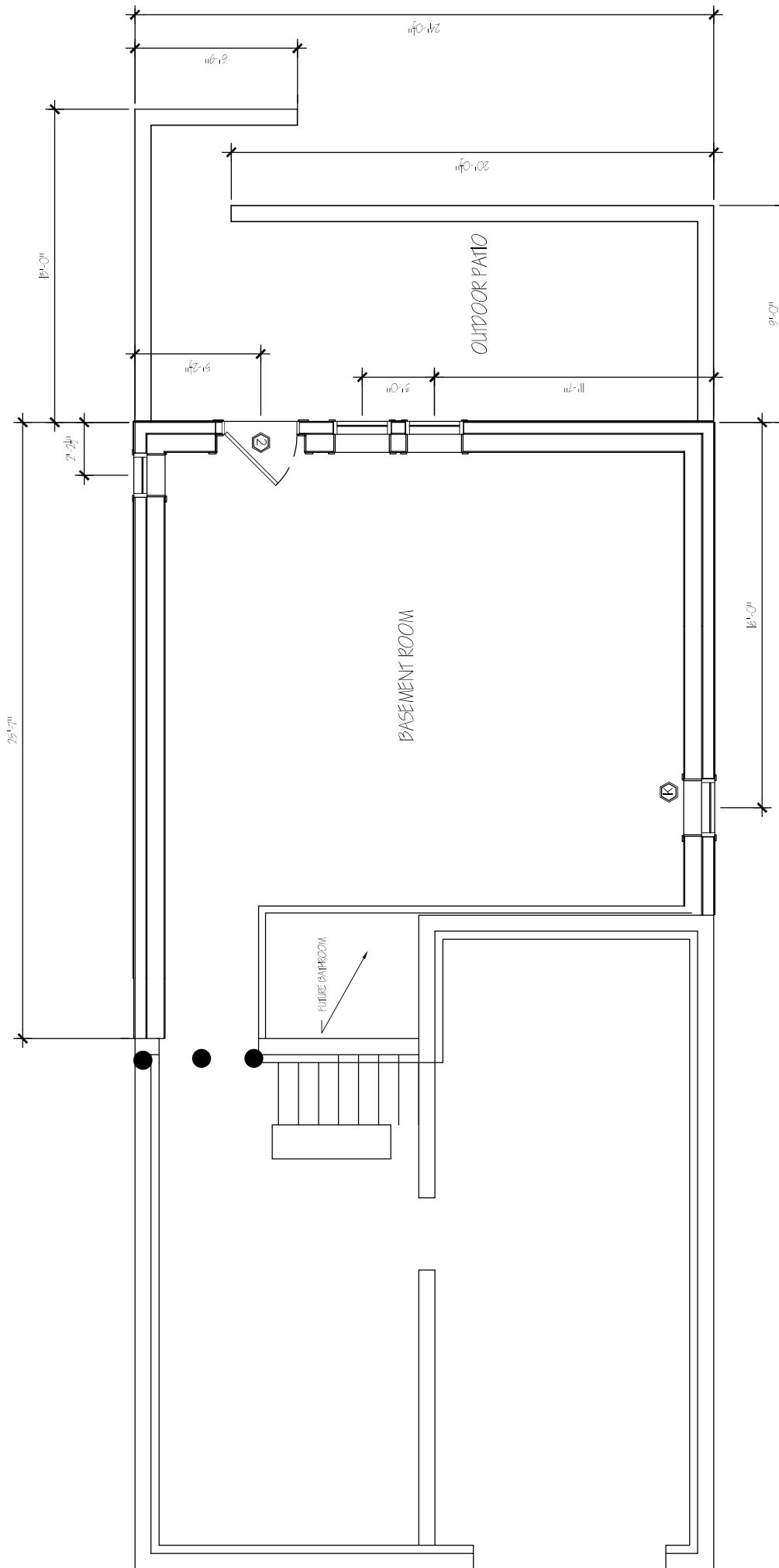
DATE



NOTE:  
EXISTING/PROPOSED FIRST FLOOR  
ELEVATION ASSUMED TO BE EL. 100.00.



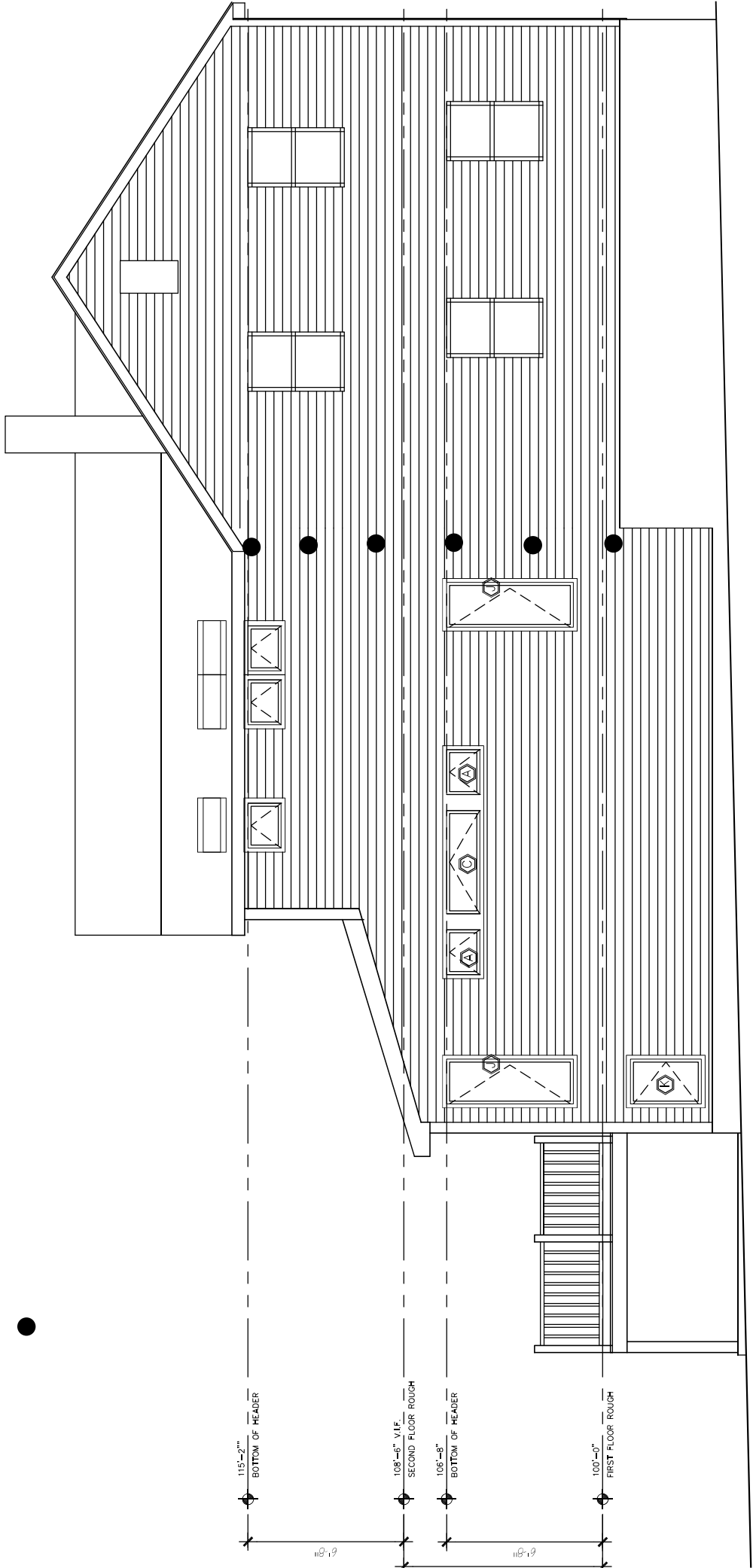
WAVERLY STREET  
(PUBLIC)



3  
A-1

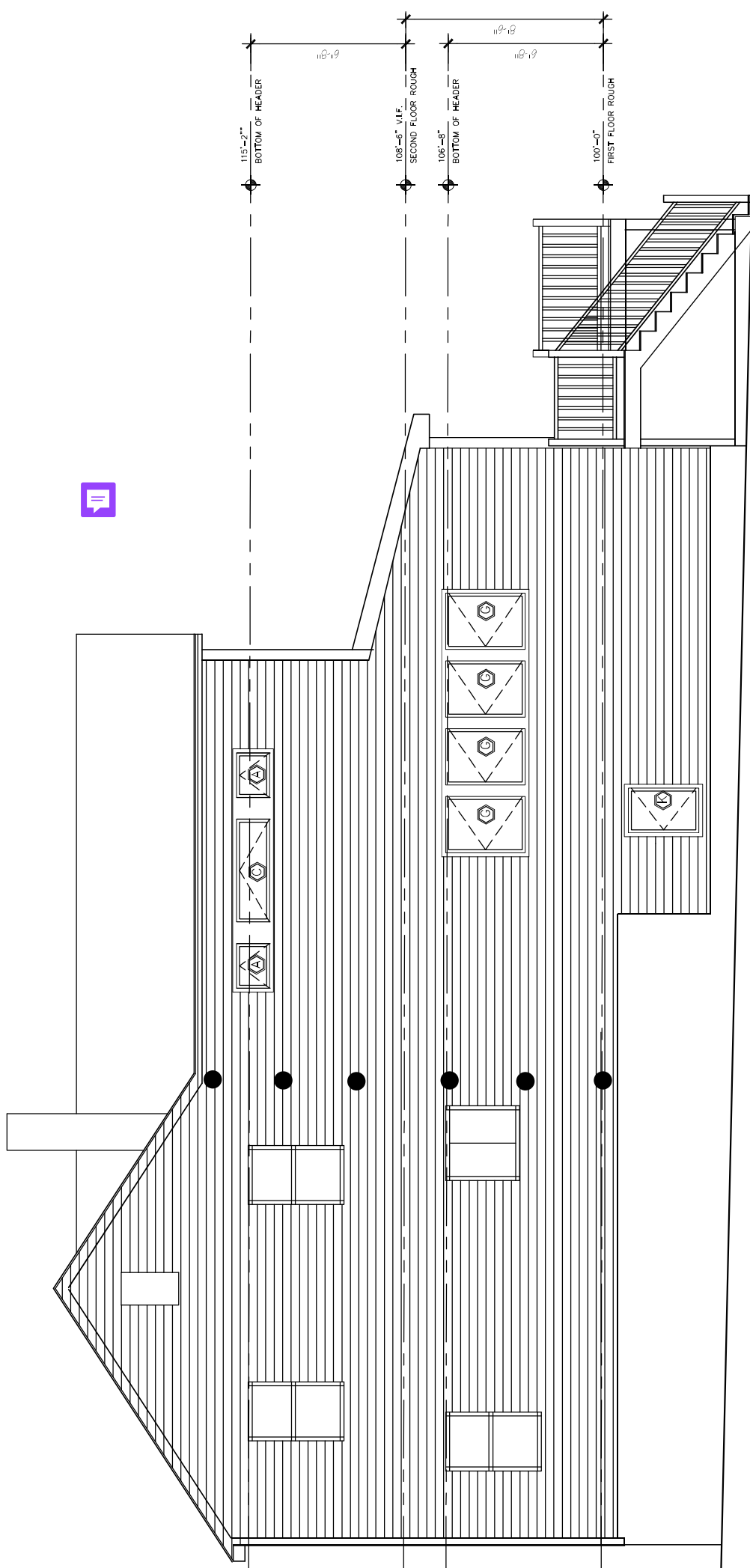
BASEMENT PLAN  
SCALE 1/4"=1'





3  
A-3  
PROPOSED LEFT ELEVATION  
SCALE 1/4"=1'

NOT FOR CONSTRUCTION



2  
A-3  
PROPOSED RIGHT ELEVATION  
SCALE 1/4"=1'

NOT FOR CONSTRUCTION





## Town of Arlington, Massachusetts

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### Docket #3829 86 Rawson Rd

#### Summary:

OpenGov link <https://arlingtonma.portal.opengov.com/records/206783>

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	3829_86_Rawson_Rd_Legal_Ad.pdf	3829 86 Rawson Rd Legal Ad
Reference Material	3829_86_Rawson_Road_Application_SP-24-31.pdf	3829 86 Rawson Road Application SP-24-31
Reference Material	3829_Rawson_Rd_Site_Plan-10-27-2024.pdf	3829 Rawson_Rd_Site_Plan-10-27-2024
Reference Material	3829_86_Rawson_Rd_3SeasonPorchPlan_11-12-2024.pdf	3829 86 Rawson Rd 3SeasonPorchPlan_11-12-2024
Reference Material	3829_86_Rawson_Rd_structure_Thu_Dec_12_2024_12-08-51.pdf	3829 86_Rawson_Rd_structure_Thu_Dec_12_2024_
Reference Material	3829_86_Rawson_Rd_Photos.pdf	3829 86 Rawson Rd Photos
Reference Material	3829_86_Rawson_Rd_Abutter_Map.pdf	3829 86 Rawson Rd Abutter Map
Reference Material	3829_86_Rawson_Rd_Abutter_list.pdf	3829 86 Rawson Rd Abutter list
Reference Material	3829_86_Rawson_Rd_Surrounding_Street_and_Neighborhood_Thu_Dec_5_2024.pdf	3829 86 Rawson Rd Surrounding_Street_and_Neighborhood_Thu_Dec_5_2024



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

DOCKET NO **3829**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Bhavesh and Bharosh Shrestha**, on November 25, 2024, a petition seeking to alter their property located at **86 Rawson Road- Block Plan 041.0-0001-0013.0** Said petition would require a **Special Permit** under **5.3.9 D** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 14, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair  
Zoning Board of Appeals



**SP-24-31**

Special Use Permit  
Application (ZBA)

Status: Active  
Submitted On: 11/20/2024




**Primary Location**

86 RAWSON RD  
Arlington, MA 02474


**Owner**

SHRESTHA BHAVESH &  
BHAROSH  
88 RAWSON RD ARLINGTON, MA  
02474

**Applicant**

 Bharosh shrestha  
781-460-3505  
 bharoshshrestha@gmail.com  
 86-88 Rawson Road  
Arlington, MA 02474

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\*\* 

5.3.9 D Prches, decks, steps, and landings in the required setback are not considered to be within the foundation walla nd may not be enclosed, extended, or built upon except by special permit.

**Explain why the requested use is essential or desirable to the public convenience or welfare.\***

The additional space created from the enclosed front porch will entertain our growing family as an activity area and protect from elements.

**Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\***

Enclosing the first floor porch will have no affect on traffic congestion or pedestrian safety

**Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\***

No additional plumbing or drainage will be added because of this therefore not adding strain to any municipal system

**Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\***

enclosing porch over existing front platform.

**Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\***

Enclosed porch will be in keeping with the existing architecture of the home

**Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\***

New enclosed porch will not cause an excess of use as it only projects out same distance as existing unenclosed landing

---

## Dimensional and Parking Information

**Present Use/Occupancy \***

Open porch

**Proposed Use/Occupancy \***

Enclosing the porch

**Existing Number of Dwelling Units\***

2

**Proposed Number of Dwelling Units\***

2



**Existing Gross Floor Area (Sq. Ft.)\***

2395

**Proposed Gross Floor Area (Sq. Ft.)\***

2524

**Existing Lot Size (Sq. Ft.)\***

4230

**Proposed Lot Size (Sq. Ft.)\* ?**

4230

**Minimum Lot Size required by Zoning\***

6000

**Existing Frontage (ft.)\***

47

**Proposed Frontage (ft.)\***

47

**Minimum Frontage required by Zoning\***

60

**Existing Floor Area Ratio\***

0.57

**Proposed Floor Area Ratio\***

0.6

**Max. Floor Area Ratio required by Zoning\***

0

**Existing Lot Coverage (%)\***

29.8

**Proposed Lot Coverage (%)\***

29.8

**Max. Lot Coverage required by Zoning\***

35

**Existing Lot Area per Dwelling Unit (Sq. Ft.)\***

4230

**Proposed Lot Area per Dwelling Unit (Sq. Ft.)\***

4230

**Minimum Lot Area per Dwelling Unit required by Zoning\***

6000

**Existing Front Yard Depth (ft.)\***

7

**Proposed Front Yard Depth (ft.)\***

7

**Minimum Front Yard Depth required by Zoning\***

20

Existing SECOND Front Yard Depth (ft.)\* ?

0

Proposed SECOND Front Yard Depth (ft.)\* ?

0

Minimum SECOND Front Yard Depth required by Zoning\* ?

0

Existing Left Side Yard Depth (ft.)\* ?

4.8

Proposed Left Side Yard Depth (ft.)\* ?

4.8

Minimum Left Side Yard Depth required by Zoning\* ?

10

Existing Right Side Yard Depth (ft.)\* ?

17.5

Proposed Right Side Yard Depth (ft.)\* ?

17.5

Minimum Right Side Yard Depth required by Zoning\*

10

? Existing Rear Yard Depth (ft.)\*

29.6

Proposed Rear Yard Depth (ft.)\*

29.6

Minimum Rear Yard Depth required by Zoning\*

18

Existing Height (stories)

2

Proposed Height (stories)\*

2

Maximum Height (stories) required by Zoning\*

2.5

Existing Height (ft.)\*

29.2

Proposed Height (ft.)\*

29.2

Maximum Height (ft.) required by Zoning\*

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

Existing Landscaped Open Space (Sq. Ft.)\*

886.5

Proposed Landscaped Open Space (Sq. Ft.)\*

838.25

Existing Landscaped Open Space (% of GFA)\*

37

Proposed Landscaped Open Space (% of GFA)\*

35

Minimum Landscaped Open Space (% of GFA)  
required by Zoning\*

10

Existing Usable Open Space (Sq. Ft.)\*

1146

Proposed Usable Open Space (Sq. Ft.)\*

1146

Existing Usable Open Space (% of GFA)\* ?

48

Proposed Usable Open Space (% of GFA)\* ?

45

Minimum Usable Open Space required by Zoning\*

0

Existing Number of Parking Spaces\*

2

Proposed Number of Parking Spaces\*

2

Minimum Number of Parking Spaces required by  
Zoning\*

0

Existing Parking area setbacks

—

Proposed Parking area setbacks \*

0

Minimum Parking Area Setbacks required by Zoning\*

0



**Existing Number of Loading Spaces**

0

**Proposed Number of Loading Spaces\***

0

**Minimum Number of Loading Spaces required by Zoning\***

0

**Existing Slope of proposed roof(s) (in. per ft.)\***

0

**Proposed Slope of proposed roof(s) (in. per ft.)\***

0

**Minimum Slope of Proposed Roof(s) required by Zoning\***

0

**Existing type of construction\***

Multi Family with Open porch on the first floor

**Proposed type of construction\***

Multi family with enclosed porch on the first floor

---

## Open Space Information

**Existing Total Lot Area\***

4230

**Proposed Total Lot Area\***

4230

**Existing Open Space, Usable\***

1147

**Proposed Open Space, Usable\***

1147

**Existing Open Space, Landscaped\***

891

**Proposed Open Space, Landscaped\***

891

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## Gross Floor Area Information

**Accessory Building, Existing Gross Floor Area**

—

**Accessory Building, Proposed Gross Floor Area**

—

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

1133

1st Floor, Proposed Gross Floor Area

1133

2nd Floor, Existing Gross Floor Area

1133

2nd Floor, Proposed Gross Floor Area

1133

3rd Floor, Existing Gross Floor Area

—

3rd Floor, Proposed Gross Floor Area

—

4th Floor, Existing Gross Floor Area

—

4th Floor, Proposed Gross Floor Area

—

5th Floor, Existing Gross Floor Area

—

5th Floor, Proposed Gross Floor Area

—

Attic, Existing Gross Floor Area ?

—

Attic, Proposed Gross Floor Area

—

Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

—

All weather habitable porches and balconies, Existing  
Gross Floor Area

129

All weather habitable porches and balconies,  
Proposed Gross Floor Area

258

Total Existing Gross Floor Area

2395



Total Proposed Gross Floor Area

2524



## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*



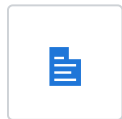
Applicant's Signature\*



Bharosh Shrestha

Oct 27, 2024

## Attachments

**3SeasonPorchPlan.pdf**

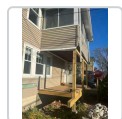
3SeasonPorchPlan.pdf

Uploaded by Bharosh shrestha on Nov 12, 2024 at 2:59 PM

**Porch\_Work\_Description.pdf**

3\_season\_Work\_Description.pdf

Uploaded by Bharosh shrestha on Nov 18, 2024 at 9:10 AM

**Existing Side View 1.jpg**

Existing Side View 1.jpg

Uploaded by Bharosh shrestha on Nov 20, 2024 at 8:56 AM



**Existing Side View2.jpg**

Existing Side View2.jpg

Uploaded by Bharosh shrestha on Nov 20, 2024 at 8:57 AM

**Existing permit for new support.jpg**

Existing permit for new support.jpg

Uploaded by Bharosh shrestha on Nov 20, 2024 at 10:28 AM

**Existing Front.jpg**

Existing Front.jpg

Uploaded by Bharosh shrestha on Nov 20, 2024 at 10:28 AM

**Supporting Documentation [worksheet and drawings]**

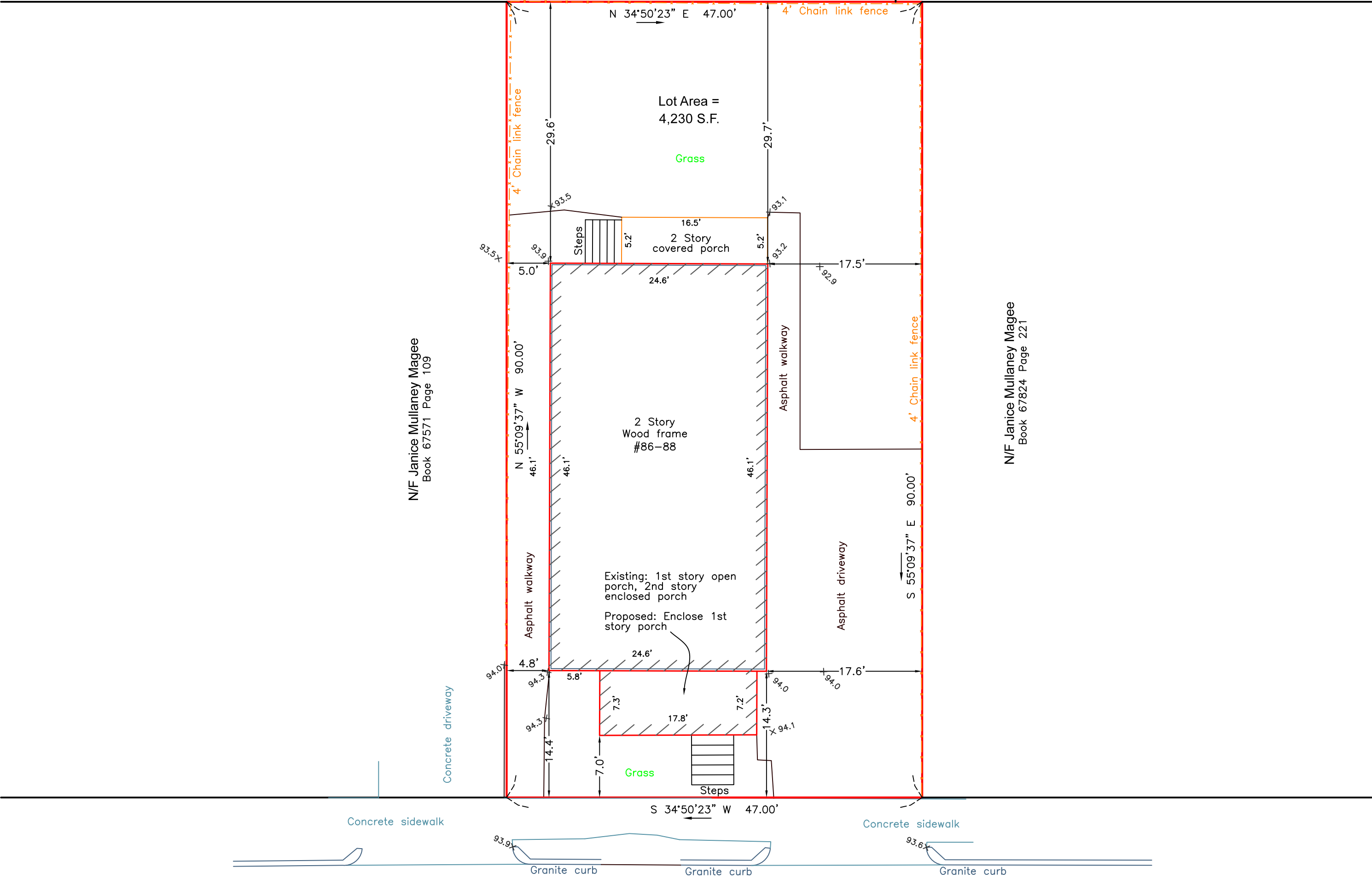
Rawson Rd Site Plan-signed.pdf

Uploaded by Bharosh shrestha on Oct 27, 2024 at 8:43 PM

**REQUIRED**

N/F 53 Park St. LLC  
Book 72434 Page 95

N/F 57 Park Street Condominium  
Book 43574 Page 543

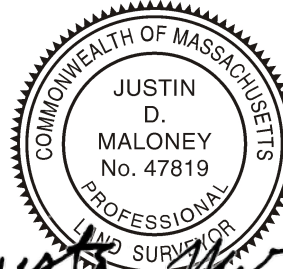


Rawson Road  
40' Wide - Public Use

Zoning Calculations			
District: R2 - Two Family			
	Required	Existing	Proposed
Lot area	6,000	4,230	No change
Frontage	60	47.00	No change
Lot Coverage	35%	29.8%	No change
Front yard	20	7.0	No change
Left side yard	10	4.8	No change
Right side yard	10	17.5	No change
Rear yard	18.0	29.6	No change
Height, stories	2.5	2	No change
Height, feet	35	29.2	No change
Gross floor area	N/A	2,395	2,524
Open space, percent of gross floor area			
Landscaped	10% of GFA	37%	35%
Usable	30% of GFA	48%	45%

Elevations	
Elevations based on an assumed datum	
Cellar floor	89.60
Midpoint of cellar walls	93.15
Top of foundation	96.60
Cellar ceiling	96.70
First floor	97.83
Roof peak	122.84
Average Grade Plane	93.66
Average grade at curb	93.64
Building height	29.2

In my professional opinion, I certify to Bharosh Shrestha and the Town of Arlington that as a result of a survey made on the ground to the normal standard of care of professional land surveyors practicing in Massachusetts, I find that the property falls outside of the special flood hazard area as shown on the F.I.R.M. for Middlesex County, Massachusetts, Map #25017C0417E Dated: June 4, 2010 and that the location of the improvements are as shown hereon.



PROFESSIONAL LAND SURVEYOR  
DATE: 10/24/24



Plan of Land  
in  
Arlington, Massachusetts  
Prepared For: Bharosh Shrestha

Scale: 1" = 10' Date: October 9, 2024

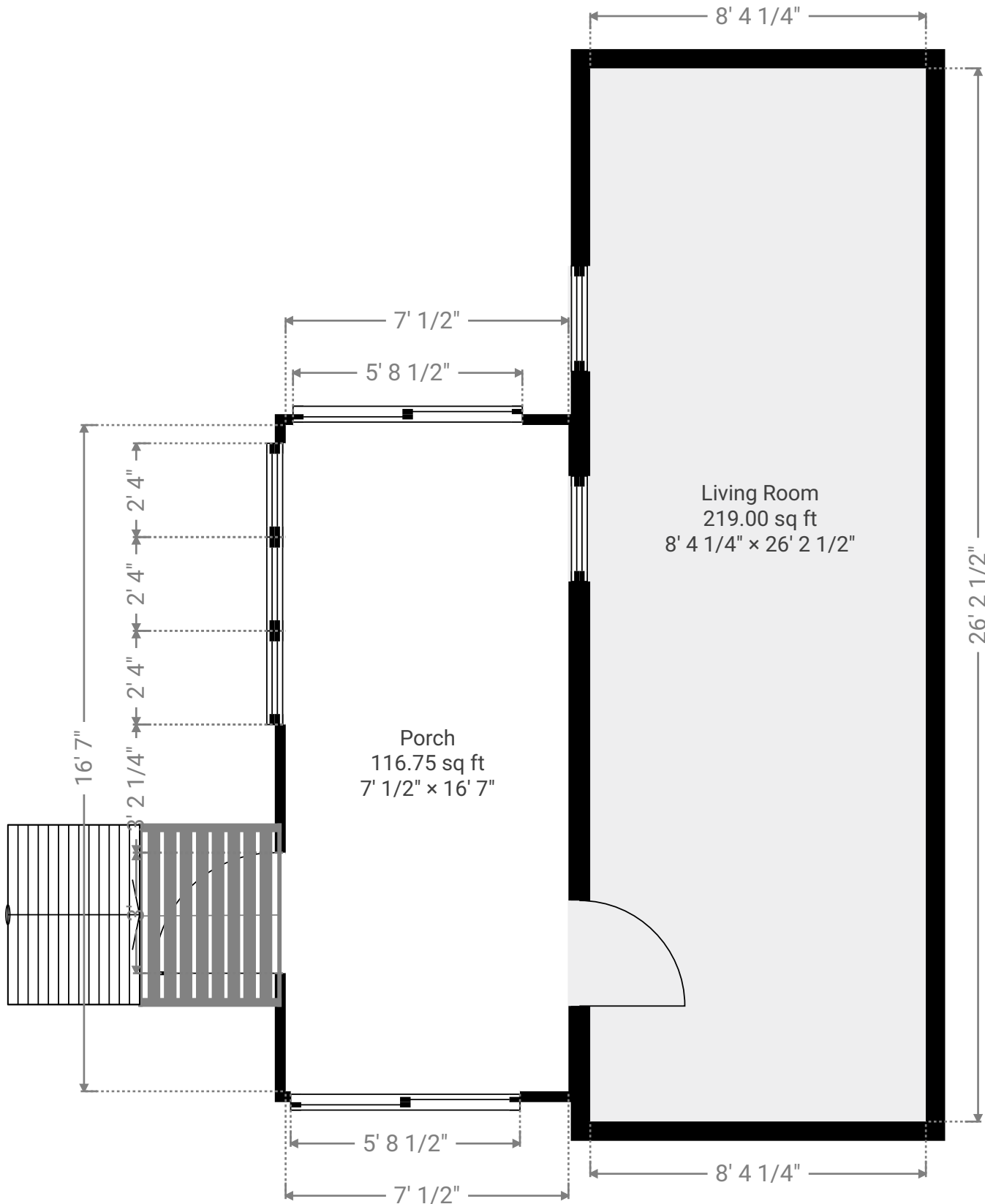


7 Walnut Road  
Somerville, MA 02145  
617-744-9002  
maloneygeo.com

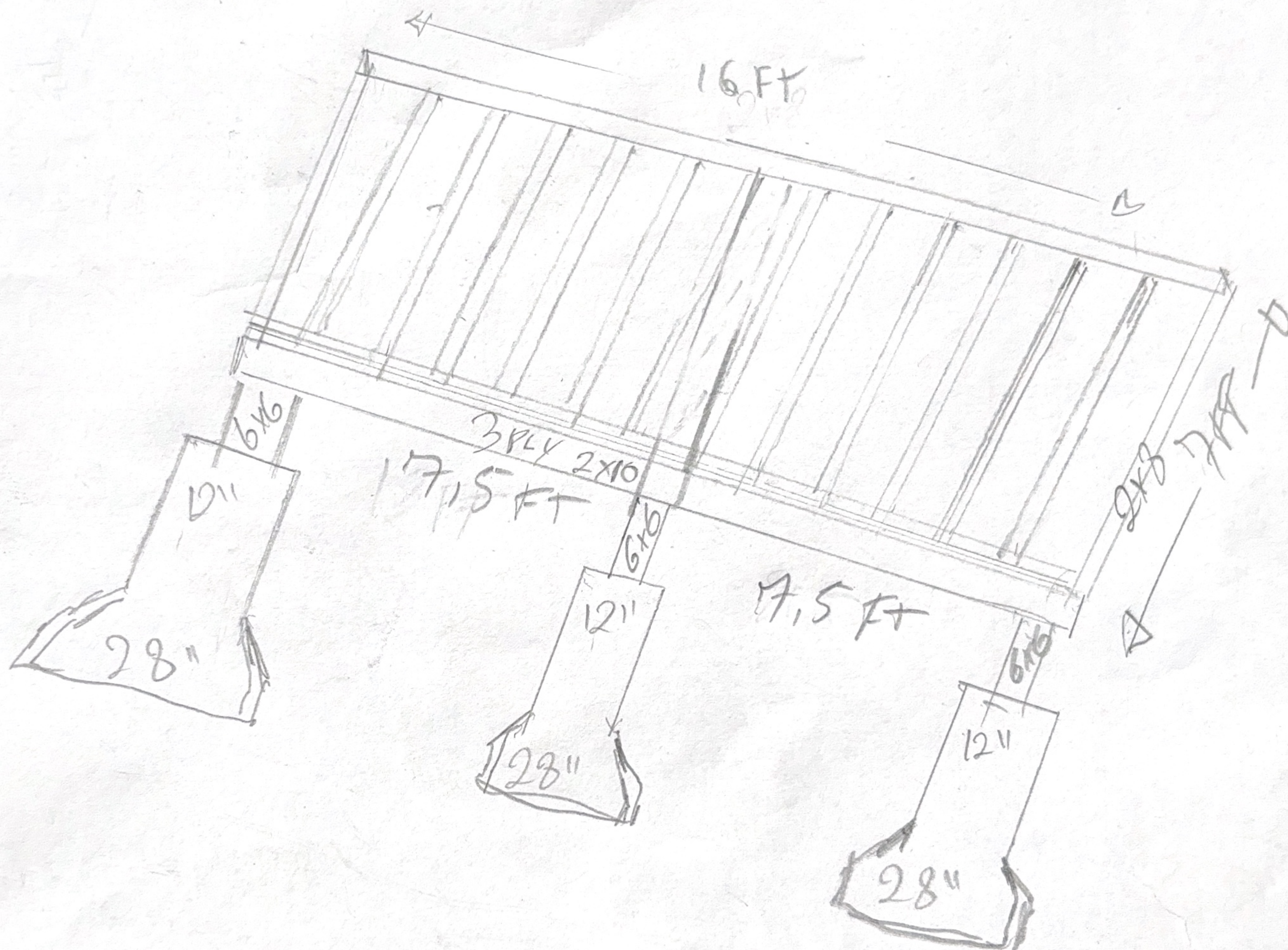
Deed recorded at Middlesex Registry of Deeds, Bk 82899 Pg 369  
Property shown as Lot E, Plan Book 333, Plan 30  
Assessors Map 41, Block 1, Lot 13  
Zoning District: R2

▼ 1st Floor

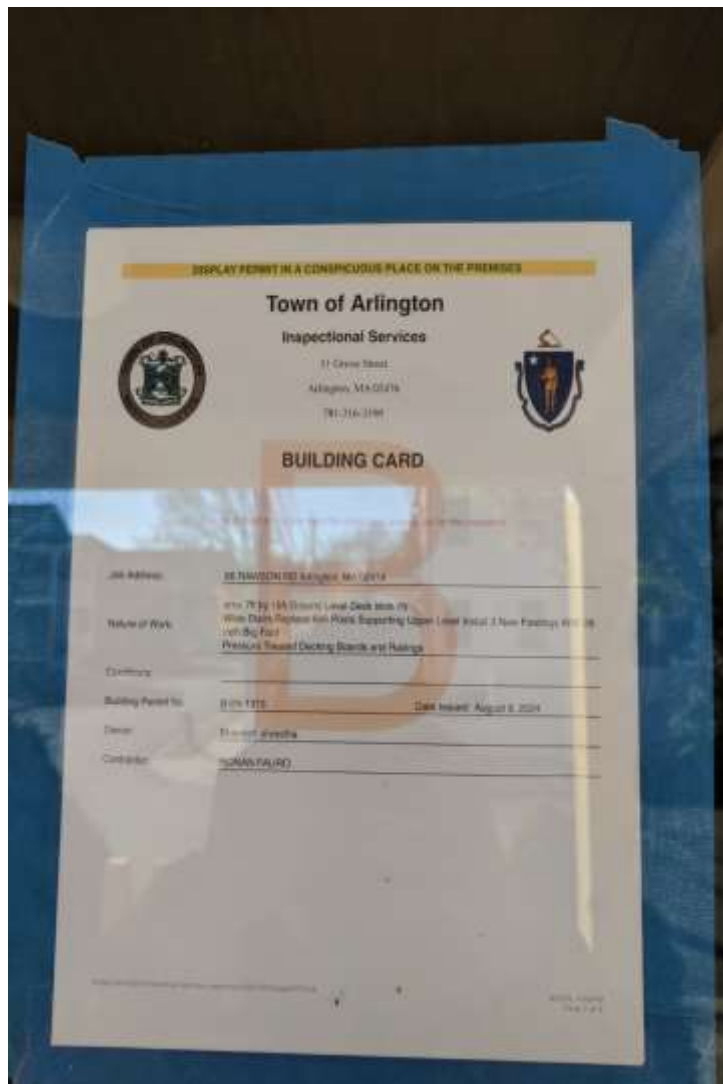
TOTAL AREA: 369.64 sq ft • LIVING AREA: 252.94 sq ft • ROOMS: 1





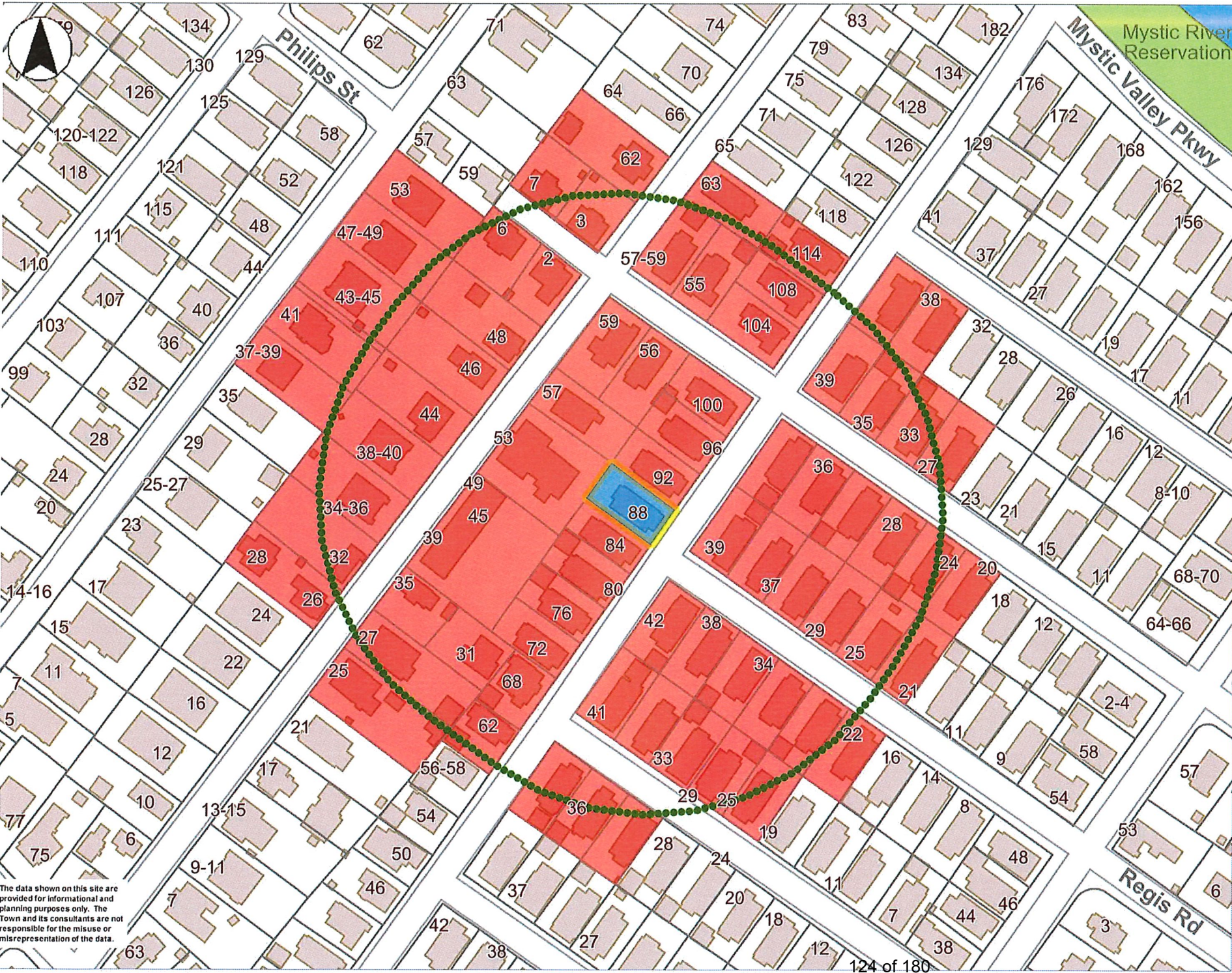












The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



- Places by Category
  - Police Station
  - Fire Station
  - School
  - Library
  - Public Works
- Recreation - Facilities
  - Recreation - Fields Cc
  - Recreation - Fields Cc
- Open Space: Conserv
- Open Space - Minuter
- Open Space - Labels
- Open Space
  - Town, State, or
  - Other Town Ow
- MA Highways
  - Interstate
  - US Highway
  - Numbered Rout
- Abutting Towns
- Town Boundary
- Parcels
- Buildings
- Cemetery - Roads
  - Road1
  - Road2
  - Road3
  - Road4
- Pavement Markings
- Impervious Surface - I
  - Street
  - Sidewalk
  - Street Island
  - Driveway
  - Parking Lot
  - Bike Path
- Roads - For Large Sci
- Roads - For Small Sci
  - Major Road
  - Local Road
- Master Plan Base Map
  - Water Line
  - Water Body



**CERTIFIED ABUTTERS LIST****Date: November 25, 2024****Subject Property Location: 88 RAWSON RD Arlington, MA****Subject Property ID: 41-1-13****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
43.A-7-53	53 BEACON ST UNIT 53	DEVARAJAN SIDDHARTH &	GOPALAN SHARMILA	53 BEACON ST		ARLINGTON	MA	02474
43.A-7-55	55 BEACON ST UNIT 55	CHARBONNEAU RAYMOND III /ETAL	TRS/ CHARBONNEAU SEPANIAK FMLY	55 BEACON ST		ARLINGTON	MA	02474
41.A-1-57.A	57 PARK ST UNIT A	YAN RICHARD & JENNIFER		57 A PARK ST		ARLINGTON	MA	02474
41.A-1-57.B	57 PARK ST UNIT B	FELCSUTI BALAZS		57 B PARK ST		ARLINGTON	MA	02474
43.A-7-26.1	26--28 PARK ST UNIT 1	LOEB JASON A & ANDREA S		26 PARK ST		ARLINGTON	MA	02474
43.A-7-28.2	26--28 PARK ST UNIT 2	RADFORD TODD C	OZIK DANA	28A PARK ST		ARLINGTON	MA	02474
43.A-7-28.3	26--28 PARK ST UNIT 3	SERAFINI ALECIA D		28 PARK ST	UNIT B	ARLINGTON	MA	02474
41.A-5-27.1	27 EXETER ST UNIT 1	PINTO ALEXANDER	TEPEROW TOVA	27 EXETER ST	UNIT 1	ARLINGTON	MA	02474
41.A-5-27.2	27 EXETER ST UNIT 2	VELLO WILLIAM J & DONNA M		141 HAWTHORNE AVE		NEEDHAM	MA	02492
41.A-3-28.1	28 DARTMOUTH ST UNIT 1	TAM YIN WAN	TRAN STEPHANIE	28 DARTMOUTH ST	UNIT 1	ARLINGTON	MA	02474
41.A-3-28.2	28 DARTMOUTH ST UNIT 2	ZHANG CHENGXIANG	ZHAO WEIYU	28 DARTMOUTH ST	UNIT 2	ARLINGTON	MA	02474
41.A-3-20	20 DARTMOUTH ST UNIT 20	LOGAN JAMES M &	PLOURDE DANIELLA L	20 DARTMOUTH ST	UNIT 20	ARLINGTON	MA	02474
41.A-3-22	22 DARTMOUTH ST UNIT 22	YAKZAN MOUNIR & RANA		22 DARTMOUTH ST		ARLINGTON	MA	02474
41.A-1-78	78 RAWSON RD	LI LIWEI &	WANG ZHUOQUN	475 BURROUGHS RD		BOXBOROUGH	MA	01719
41.A-1-80	80 RAWSON RD	LI LIWEI	WANG ZHUOQUN	475 BURROUGHS RD		BOXBOROUGH	MA	01719
41.A-1-94	94 RAWSON RD UNIT 94	MARCH MISTLER JAMES A ETAL/ TRS	MARCH MISTLER FAMILY REVOCABLE	94 RAWSON RD		ARLINGTON	MA	02474
41.A-1-96	96 RAWSON RD UNIT 96	VICE KYLE A & GRETCHEN M		96 RAWSON RD		ARLINGTON	MA	02474
41.A-4-36	36 EXETER ST	TAN CHRISTINE S	YANG MICHAEL T	36 EXETER ST		ARLINGTON	MA	02474
41.A-4-38	38 EXETER ST	GENG STEVEN B		38 EXETER ST		ARLINGTON	MA	02474
43.A-7-37	37--39 BEACON ST UNIT 37	ROSS MICHAEL G &	DELANO SOPHIA L	37 BEACON ST		ARLINGTON	MA	02474
43.A-7-39	37--39 BEACON ST UNIT 39	FOX SETH		39 BEACON ST		ARLINGTON	MA	02474
43.A-7-38	38 PARK ST	LYONS NICHOLAS	EDENBERG ELLEN	38 PARK ST		ARLINGTON	MA	02474
43.A-7-40	40 PARK ST	LIN BO-HUEI &	JI CHAO	40 PARK ST		ARLINGTON	MA	02474
43.A-7-36	36 PARK ST	NAGARAJA ANKUR KANTILAL ETAL/ TRS	A.K. NAGARALA REVOCABLE TRUST	36 PARK ST		ARLINGTON	MA	02474
43.A-7-34	34 PARK ST	WANG CHENCHEN		34 PARK ST		ARLINGTON	MA	02474
43.A-7-43	43 BEACON ST	THOMAS ADAM	DEMASO CHRISTINA	43 BEACON ST		ARLINGTON	MA	02474
43.A-7-45	45 BEACON ST	SHENG QIYUE	WANG XUEJI	45 BEACON ST		ARLINGTON	MA	02474
43.A-7-47	47--49 BEACON ST UNIT 47	PIHL HARRY F III	RIFINO JAMES J JR	8 BRADFORD ST		PROVINCETOWN	MA	02657
43.A-7-49	47--49 BEACON ST UNIT 49	WALTHER RANDALL M	BORBONE MARTIN	49 BEACON ST		ARLINGTON	MA	02474
41.A-1-72.1	72 RAWSON RD UNIT 1	MOORE NICHOLAS	EGAN CATHERINE	72 RAWSON RD	UNIT 1	ARLINGTON	MA	02474
41.A-1-72.2	72 RAWSON RD UNIT 2	MANI SHUBHANG		72 RAWSON RD	UNIT 2	ARLINGTON	MA	02474
41.A-1-59	59 PARK ST UNIT 59	ZHANG XIAOXIAO	GUAN XIUYANG	59 PARK ST		ARLINGTON	MA	02474
41.A-1-58	58 EXETER ST UNIT 58	MYINT MELISSA	BOOTY MATTHEW G	58 EXETER ST		ARLINGTON	MA	02474
41.A-2-19.1	57--59 EXETER ST UNIT 1	HEBERT EDWARD ANTHONY JR	GUSTAFSON INGRID MARGIT	59 EXETER ST		ARLINGTON	MA	02474
41.A-2-19.2	57--59 EXETER ST UNIT 2	WIJAYA JUWINA	MCNAMARA DAN ETHAN	57 EXETER ST		ARLINGTON	MA	02474



**CERTIFIED ABUTTERS LIST****Date: November 25, 2024****Subject Property Location: 88 RAWSON RD Arlington, MA****Subject Property ID: 41-1-13****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
41.A-4-39	39 DARTMOUTH ST UNIT 39	KASHINATH GANDHARV	RAVINDRANATH ADITI	39 DARTMOUTH ST		ARLINGTON	MA	02474
41.A-4-97	97 RAWSON RD UNIT 97	KADAMATI SRINIVASA	BHARATBHAI DISHA	97 RAWSON RD		ARLINGTON	MA	02476
41.A-4-33	31--33 DARTMOUTH ST UNIT 33	AHRENS ZACHARY	CANTOR REBECCA	33 DARTMOUTH ST		ARLINGTON	MA	02474
41.A-4-31	31--33 DARTMOUTH ST UNIT 31	PARRIES GREGORY & BETH		2204 25TH ST S		ST CLOUD	MN	56301
40.A-2-60	60 RAWSON RD UNIT 60	YAVUZ ARMAGAN	TATLIDIL AYSEGUL	21B KILBY ST		WOBURN	MA	01801
40.A-2-62	62 RAWSON RD UNIT 62	STEPANSKY ELLEN R		62 RAWSON RD		ARLINGTON	MA	02474
41.A-2-112	112 RAWSON RD UNIT 112	SHERSTINIAN DAVID A ETAL/ TRS	DAVID A SHRESTINIAN & SIMONE J	112 RAWSON RD		ARLINGTON	MA	02474
41.A-2-114	114 RAWSON RD UNIT 114	BELTRAN PIERRE MICHEL JEAN	GONZALEZ CARLA FERNANDA VENDRE	114 RAWSON RD		ARLINGTON	MA	02474
41.A-4-6.1	20 EXETER ST UNIT 1	GERARD BAUDOUIN	GEE JANET	20 EXETER ST	UNIT 1	ARLINGTON	MA	02474
41.A-4-6.2	20 EXETER ST UNIT 2	YANG MASON	GUAN CHENXIA MONICA	20 EXETER ST	UNIT 2	ARLINGTON	MA	02474
41.A-5-31	31 EXETER ST UNIT 31	GARDNER WILLIAM	SCAVOTTO CAROLINE T	31 EXETER ST		ARLINGTON	MA	02474
41.A-5-33	33 EXETER ST UNIT 33	HUTCHINS MARCUS & ANDREA		33 EXETER ST		ARLINGTON	MA	02474
40-2-19.A	23--25 PARK ST	BOUBOULIS SAM & AIDA		27 PARK ST		ARLINGTON	MA	02474
40-2-20	27 PARK ST	BOUBOULIS SAM & AIDA		27 PARK ST		ARLINGTON	MA	02474
40-3-1	40 CORNELL ST	PAPPAS GEORGIA E	BITHONEY SAMUEL A JR & KAY S	PO BOX 413		SWAMPSCOTT	MA	01907
40-3-2	36 CORNELL ST	STANITSAS PETER A & BILL A/TR	36 CORNELL STREET REALTY TR	36 CORNELL ST		ARLINGTON	MA	02474
40-3-3	32 CORNELL ST	AMARANTIDIS THEMIS	AMARANTIDIS PARASKEVI	32 CORNELL ST		ARLINGTON	MA	02474
41-1-1.A	35 PARK ST	LORENZEN NICHOLAS J &	HASSAN ALYSSA	35 PARK ST		ARLINGTON	MA	02474
41-1-2.A	31 PARK ST	BENJAMIN FRANCE B &	BENJAMIN SHEILA C	31 PARK ST		ARLINGTON	MA	02474
41-1-5	53 PARK ST	53 PARK ST LLC		81 WINCHESTER RD		ARLINGTON	MA	02474
41-1-9	54--56 EXETER ST	CROWLEY WILLIAM & MARY JANE	TRS/ 54 EXETER ST RLTY TRUST	77 GREENWOOD ST		WAKEFIELD	MA	01880
41-1-10	98--100 RAWSON RD	LUSHI PETRIT/MANUSHAQUE		98 RAWSON RD		ARLINGTON	MA	02474
41-1-12	92 RAWSON RD	TAYLOR HELEN A LIFE ESTATE		92 RAWSON RD		ARLINGTON	MA	02474
<b>41-1-13</b>	<b>88 RAWSON RD</b>	<b>SHRESTHA BHAVESH &amp; BHAROSH</b>		<b>88 RAWSON RD</b>		<b>ARLINGTON</b>	<b>MA</b>	<b>02474</b>
41-1-14	84 RAWSON RD	MULLANEY FLORENCE L/	LIFE ESTATE	84 RAWSON RD		ARLINGTON	MA	02474
41-1-16	74--76 RAWSON RD	SCARLETT DONOVAN CAROL	SCARLETT MICHAEL O	76 RAWSON RD		ARLINGTON	MA	02474
41-1-18	66--68 RAWSON RD	BENNETT CHARLES A JR		66 RAWSON RD		ARLINGTON	MA	02474
41-2-1	61--63 PARK ST	CARR DEBORAH A		61 PARK ST		ARLINGTON	MA	02474
41-2-16	108 RAWSON RD	BUCKLEY THERESA M	BUCKLEY TIMOTHY J	108 RAWSON RD		ARLINGTON	MA	02474
41-2-17	104 RAWSON RD	HOUSING CORP OF ARLINGTON		252 MASS AVE		ARLINGTON	MA	02474
41-2-18	53--55 EXETER ST	DICKERSON LINDA J/PERS REP	ESTATE/ROBERTO M & VINCENZA M	4 HELEN DR		WOBURN	MA	01801
41-3-1	40--42 DARTMOUTH ST	DOULIS JOANNA		40 DARTMOUTH ST		ARLINGTON	MA	02474
41-3-2	36--38 DARTMOUTH ST	KATSABIRIS ATHANASIOS ETAL/ TRS	ATHANASIOS KATSABIRIS REVOCABL	41 THORNDIKE ST		ARLINGTON	MA	02474
41-3-3	32--34 DARTMOUTH ST	TRIPATHY SUSAN THOMSON/ TTEE	SUSAN THOMSON TRIPATHY RECOVAB	8 NORTHBRIAR RD		ACTON	MA	01720
41-3-5	24--26 DARTMOUTH ST	MC DONNELL JOSEPH T		24 DARTMOUTH ST		ARLINGTON	MA	02474

**CERTIFIED ABUTTERS LIST****Date: November 25, 2024****Subject Property Location: 88 RAWSON RD Arlington, MA****Subject Property ID: 41-1-13****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
41-3-18	23--25 CORNELL ST	GAZZA JOAN D/ LIFE ESTATE		23 CORNELL ST		ARLINGTON	MA	02474
41-3-19	27--29 CORNELL ST	KONDILIS NICHOLAS/PANAGIOTA	TRS CORNELL REALTY TRUST	29 CORNELL ST		ARLINGTON	MA	02474
41-3-20	31--33 CORNELL ST	TSAOUSIDIS ANASTASIOS LIFE EST		33 CORNELL ST		ARLINGTON	MA	02474
41-3-21	35--37 CORNELL ST	MMAIKIRM LLC		28 STIMSON AVE		LEXINGTON	MA	02421
41-3-22	39--41 CORNELL ST	ANTONIADIS LYPERIDIS KIKI		41 CORNELL ST		ARLINGTON	MA	02474
41-4-1	40 EXETER ST	KONDILIS KONSTANTINA TRUSTEE	KONDILIS FAMILY TRUST	40 EXETER ST		ARLINGTON	MA	02474
41-4-3	32 EXETER ST	TOUSSAINT MARIE CLAUDETTE		32 EXETER ST		ARLINGTON	MA	02474
41-4-4	28 EXETER ST	KAVANAGH APRIL K		35 RINDGE AVE		LEXINGTON	MA	02420
41-4-5	24 EXETER ST	STRELIS JOHN & DEBRA A		24 EXETER ST		ARLINGTON	MA	02474
41-4-17	23--25 DARTMOUTH ST	KANGISER SUZANNE	DUGAY DEBORAH	25 DARTMOUTH ST		ARLINGTON	MA	02474
41-4-18	27--29 DARTMOUTH ST	27-29 DARTMOUTH STREET LLC		6 MONETTE CIR		ANDOVER	MA	01810
41-4-20	35--37 DARTMOUTH ST	HARRINGTON ELIZABETH	LIFE ESTATE	35 DARTMOUTH ST		ARLINGTON	MA	02474
41-5-1	40--42 FORDHAM ST	RUCAJ ARLINDI &	BALLA EDLIRA	40 FORDHAM ST		ARLINGTON	MA	02474
41-5-2	36--38 FORDHAM ST	MADMAX 36 FORDHAM REALTY LLC		19 AGAWAM RD		WINCHESTER	MA	01890
41-5-20	35 EXETER ST	MATTERA PETER J/ETAL	MATTERA SUSAN C	35 EXETER ST		ARLINGTON	MA	02474
41-5-21	39 EXETER ST	LYNCH JOSEPH T N--ETAL	THOMAS JEAN C	39 EXETER ST		ARLINGTON	MA	02474
41.A-1-1	37 PARK ST UNIT 37	COHEN JUDITH E/ TRUSTEE	37 PARK STREET REALTY TRUST	37 PARK ST		ARLINGTON	MA	02474
41.A-1-2	39 PARK ST UNIT 39	LIMA PEDRO G &	KITAOKA MAYA	39 PARK ST		ARLINGTON	MA	02474
41.A-1-3	41 PARK ST UNIT 41	YADAV SHAI LENDRA	SUBEDI INKU	41 PARK ST		ARLINGTON	MA	02474
41.A-1-4	43 PARK ST UNIT 43	COLLINS NOAH W	MCGRATH CARA E	43 PARK ST		ARLINGTON	MA	02474
41.A-1-5	45 PARK ST UNIT 45	SHAI WHE LIEN		45 PARK ST		ARLINGTON	MA	02474
41.A-1-6	47 PARK ST UNIT 47	PANDIT NANDAN	NG WEI LYNN	47 PARK ST		ARLINGTON	MA	02474
41.A-1-7	49 PARK ST UNIT 49	49 PARK STREET LLC		20 HUTCHINSON RD		WINCHESTER	MA	01890
41.B-1-19	19 DARTMOUTH ST UNIT 19	HOWELL BRIAN	WEIL RACHEL	19 DARTMOUTH ST		ARLINGTON	MA	02474
41.B-1-21	21 DARTMOUTH ST UNIT 21	ZHOU PING	ZHANG LEMIN	21 DARTMOUTH ST		ARLINGTON	MA	02474
43-7-2	60--62 PARK ST	AZAR JOY E		60 PARK ST		ARLINGTON	MA	02474
43-7-3	1--3 PARK ST PL	KEEFE MICHAEL P	KEEFE JAMES	3 PARK ST PL		ARLINGTON	MA	02474
43-7-4	5--7 PARK ST PL	MC AULIFFE ALDEA /TRUSTEE	ALDEA MC AULIFFE TRUST	5 PARK ST PL		ARLINGTON	MA	02474
43-7-5	6--8 PARK ST PL	LU JUN ETAL/ TRS	LU FAMILY TRUST	20 4TH AVE	UNIT 521	BURLINGTON	MA	01803
43-7-6.A	2 PARK ST PL UNIT A	GORDON SARAH/ TRUSTEE	GORDON REVOCABLE TRUST	2 PARK ST PL	UNIT A	ARLINGTON	MA	02474
43-7-6.B	2 PARK ST PL UNIT B	MCMURRAY BRIAN & ABIGAIL		4 PARK ST PL	UNIT B	ARLINGTON	MA	02474
43-7-7	48 PARK ST	COHEN ELLEN S		48 PARK ST		ARLINGTON	MA	02474
43-7-8	46 PARK ST	VEATCH PHILLIP/ETAL	CONNORS ALANNA	46 PARK ST		ARLINGTON	MA	02474
43-7-9	44 PARK ST	ROMO ELIZABETH A/TRUSTEE	ROMO FAMILY TRUST	44 PARK ST		ARLINGTON	MA	02474
43-7-12	32 PARK ST	KENNEY RITA M		32 PARK ST		ARLINGTON	MA	02474





**CERTIFIED ABUTTERS LIST**

**Date: November 25, 2024**

**Subject Property Location: 88 RAWSON RD Arlington, MA**

**Subject Property ID: 41-1-13**

**Search Distance: 300 Feet**

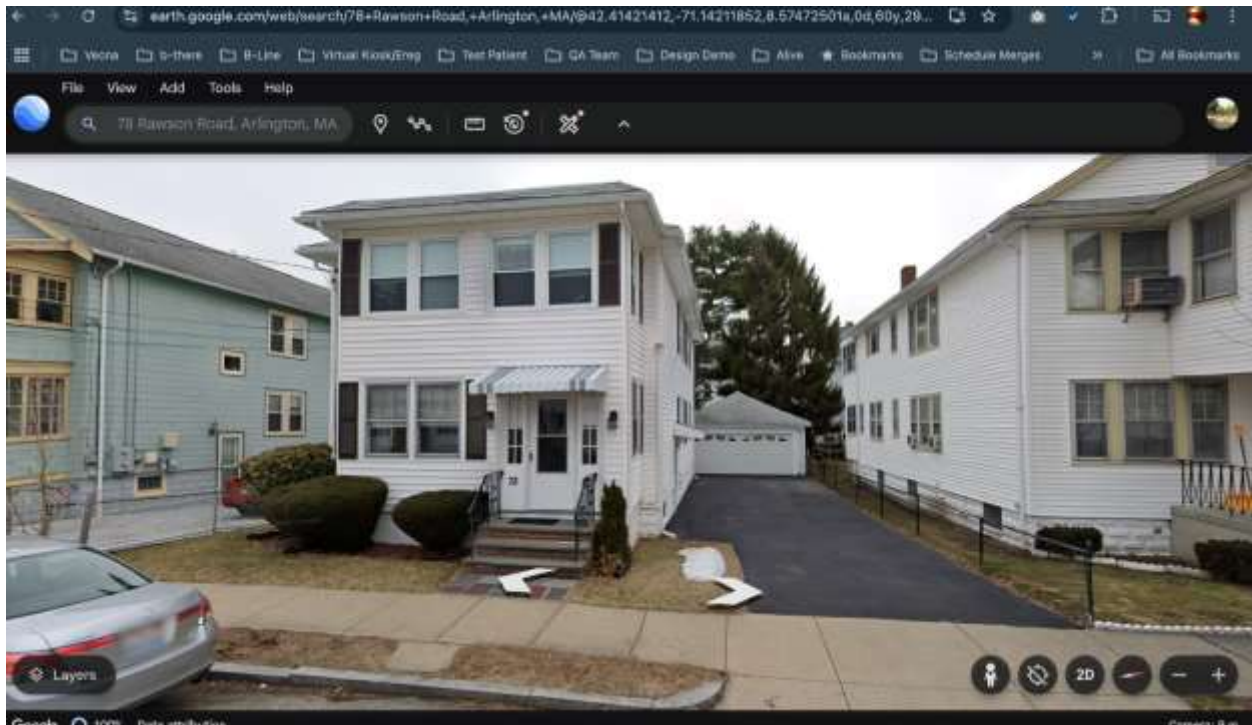
Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address 1	Mail 2	City/Town	State	Zip
43-7-18.A	41 BEACON ST	JURGENSMEYER STEVEN R--ETAL	DINOLFO ELIZABETH A	41 BEACON ST		ARLINGTON	MA	02474
43-7-18.B	0-LOT BEACON ST	TOWN OF ARLINGTON	TAX POSSESSION	730 MASS AVE		ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.

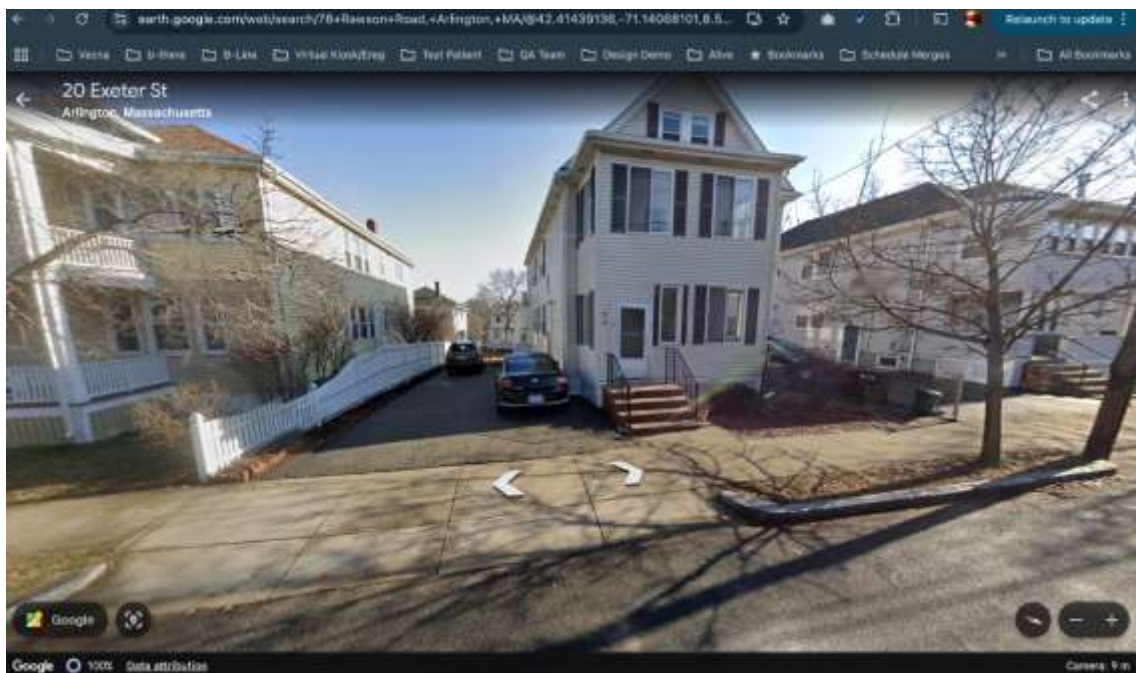


Town of Arlington  
Office of the Board of Assessors  
730 Massachusetts Ave  
Arlington, MA 02476  
phone: 781.316.3050  
email: [assessors@town.arlington.ma.us](mailto:assessors@town.arlington.ma.us)

## 1. 78 Rawson Road



## 2. 20 Exeter St





3. 35 Dartmouth St



4. 39 Amherst St



5. 40 Cornel St







## Town of Arlington, Massachusetts

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### Docket #3830 39 Woodside Lane

#### Summary:

OpenGov link <https://arlingtonma.portal.opengov.com/records/204691>

#### ATTACHMENTS:

Type	File Name	Description
Reference Material	3830_39_Woodside_Ln_Legal_Ad.pdf	3830 39 Woodside Ln Legal Ad
Reference Material	3830_39_Woodside_Lane_Application_SP-24-33.pdf	3830 39 Woodside Lane Application SP-24-33
Reference Material	3830_39_Woodside_Lane_Drawings.pdf	3830 39 Woodside Lane Drawings
Reference Material	3830_39_Woodside_Lane_Plot_Plan.pdf	3830 39 Woodside Lane Plot Plan
Reference Material	3830_39_Woodside_Lane_drawings_updated_12-12-2024.pdf	3830 39 Woodside Lane drawings updated 12-12-2024
Reference Material	3830_39_Woodside_REVIEW_OF_NEIGHBORHOOD_-_2025.pdf	3830 39 Woodside REVIEW OF NEIGHBORHOOD - 2025
Reference Material	3830_39_Woodside_Rd_Useable_open_space.pdf	3830 39 Woodside Rd Useable open space
Reference Material	3830_39_Woodside_Revised_certified_plot_plan.pdf	3830 39 Woodside Revised certified plot plan
Reference Material	3830_39_Woodside_Area_Map.pdf	3830 39 Woodside Area Map
Reference Material	3830_39_Woodside_abutter_ltr_Moore.pdf	3830 39 Woodside abutter ltr Moore
Reference Material	3830_39_Woodside_Ln_Abutter_List.pdf	3830 39 Woodside Ln Abutter List
Reference Material	3830_39_Woodside_Ln_Abutter_Map.pdf	3830 39 Woodside Ln Abutter Map



Town of Arlington  
Zoning Board of Appeals  
51 Grove Street  
Arlington, Massachusetts 02476  
781-316-3396  
[www.arlingtonma.gov](http://www.arlingtonma.gov)

## LEGAL NOTICE

DOCKET NO **3830**

Notice is herewith given in accordance with the provisions of Section 3.2.2 of the Zoning Bylaws that there has been filed, by **Better Homes Realty, LLC**, on November 26, 2024, a petition seeking to alter their property located at **39 Woodside Lane-Block Plan 088.0-0003-0003.0** Said petition would require a **Special Permit** under **8.1.1, 8.1.3(A) and 5.42(B)(6)** of the Zoning Bylaw for the Town of Arlington.

A hearing in regards to the petition will be conducted remotely via "Zoom" **Tuesday evening at 7:30 P.M on January 14, 2025, as soon thereafter as the petitioner may be heard. To join the meeting, please register using the following URL:** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/zba-calendar> and choose the date of the meeting you wish to attend. **For documentation relating to this petition, visit the ZBA website 48 hours prior to the hearing at** <https://www.arlingtonma.gov/town-governance/boards-and-committees/zoning-board-of-appeals/agendas-minutes>

Please direct any questions to: **ZBA@town.arlington.ma.us**

Christian Klein, RA, Chair  
Zoning Board of Appeals



**SP-24-33**

Special Use Permit  
Application (ZBA)

Status: Active  
Submitted On: 11/25/2024





**Primary Location**

39 WOODSIDE LN  
Arlington, MA 02474


**Owner**

BETTER HOMES REALTY LLC  
28 REVERE RD WOBURN, MA  
01801

**Applicant**

 Miguel Goyeneche  
 617-593-5275  
 gary@acgeneralcontractinginc.com  
 28 Revere Road  
Woburn, MA 01801

## Special Permit Criteria

Indicate where the requested use is listed in the Table of Use Regulations as allowed by Special Permit in the district for which the application is made or is so designated elsewhere in the Zoning Bylaw. \*\*\*Please LIST BYLAW(S)\*\*\* 

**The requested use is allowable by Special Permit with positive finds under 8.1.1, 8.1.3(A) and 5.42(B)(6) of the Bylaw.**

Explain why the requested use is essential or desirable to the public convenience or welfare.\*

**The requested use is essential or desirable to the public convenience or welfare as the improvement of the residence is necessary for the needs of a growing family, including the increased need for additional space to enable family members to work from home, which has become more prevalent since the pandemic.**

Explain why the requested use will not create undue traffic congestion, or unduly impair pedestrian safety.\*

**The requested use will not create undue traffic congestion, or unduly impair pedestrian safety because the property will remain a single-family home occupied by a family. The parking spaces will number two (2) in total.**

Explain why the requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.\*

**The requested use will not overload any public water, drainage or sewer system, or any other municipal system to such an extent that the requested use or any developed use in the immediate area or any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare since, although the use is adding additional bathrooms, the increased water usage is negligible as a one family home. There will not be the creation of hazards affecting health, safety or the general welfare.**

Describe how any special regulations for the use, as may be provided in the Zoning Bylaw, including but not limited to the provisions of Section 8 are fulfilled.\*

**There are no special regulations which apply to the proposed use.**

Explain why the requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.\*

**The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare because the use will remain as a residence for a family.**

Explain why the requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.\*

**The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood as a home presently exists on the property. The Applicant seeks to expand the home for the needs of a growing family. There are comparable sized homes in the area.**

---

## Dimensional and Parking Information

Present Use/Occupancy \*

Residential

Proposed Use/Occupancy \*

Residential



Existing Number of Dwelling Units\*

1

Proposed Number of Dwelling Units\*

1

Existing Gross Floor Area (Sq. Ft.)\*

1442

Proposed Gross Floor Area (Sq. Ft.)\*

4562

Existing Lot Size (Sq. Ft.)\*

9120

Proposed Lot Size (Sq. Ft.)\* ?

9120

Minimum Lot Size required by Zoning\*

6000

Existing Frontage (ft.)\*

64.27

Proposed Frontage (ft.)\*

64.27

Minimum Frontage required by Zoning\*

60

Existing Floor Area Ratio\*

0.16

Proposed Floor Area Ratio\*

0.5

Max. Floor Area Ratio required by Zoning\*

0

Existing Lot Coverage (%)\*

15.8

Proposed Lot Coverage (%)\*

21

Max. Lot Coverage required by Zoning\*

35

Existing Lot Area per Dwelling Unit (Sq. Ft.)\*

9120

Proposed Lot Area per Dwelling Unit (Sq. Ft.)\*

9120

Minimum Lot Area per Dwelling Unit required by Zoning\*

6000

Existing Front Yard Depth (ft.)\*

38.3

Proposed Front Yard Depth (ft.)\*

26.8

Minimum Front Yard Depth required by Zoning\*

25

Existing SECOND Front Yard Depth (ft.)\* ?

0

Proposed SECOND Front Yard Depth (ft.)\* ?

0

Minimum SECOND Front Yard Depth required by Zoning\*

0

?

Existing Left Side Yard Depth (ft.)\* ?

13.6

Proposed Left Side Yard Depth (ft.)\* ?

13.6

Minimum Left Side Yard Depth required by Zoning\* ?

10

Existing Right Side Yard Depth (ft.)\* ?

36.6

Proposed Right Side Yard Depth (ft.)\* ?

14.8

Minimum Right Side Yard Depth required by Zoning\*

10

?

Existing Rear Yard Depth (ft.)\*

11.9

Proposed Rear Yard Depth (ft.)\*

11.9

Minimum Rear Yard Depth required by Zoning\*

20

Existing Height (stories)

2

Proposed Height (stories)\*

2.5



**Maximum Height (stories) required by Zoning\***

2.5

**Existing Height (ft.)\***

29

**Proposed Height (ft.)\***

34.667

**Maximum Height (ft.) required by Zoning\***

35

For additional information on the Open Space requirements, please refer to Section 2 of the Zoning Bylaw.

**Existing Landscaped Open Space (Sq. Ft.)\***

5424

**Proposed Landscaped Open Space (Sq. Ft.)\***

2372

**Existing Landscaped Open Space (% of GFA)\***

376.1

**Proposed Landscaped Open Space (% of GFA)\***

52

**Minimum Landscaped Open Space (% of GFA) required by Zoning\***

10

**Existing Usable Open Space (Sq. Ft.)\***

0

**Proposed Usable Open Space (Sq. Ft.)\***

1612

**Existing Usable Open Space (% of GFA)\* ?**

0

**Proposed Usable Open Space (% of GFA)\* ?**

35.3

**Minimum Usable Open Space required by Zoning\***

30

**Existing Number of Parking Spaces\***

1

**Proposed Number of Parking Spaces\***

2

Minimum Number of Parking Spaces required by Zoning\*

2

Existing Parking area setbacks

—

Proposed Parking area setbacks \*

8.7

Minimum Parking Area Setbacks required by Zoning\*

0

Existing Number of Loading Spaces

0

Proposed Number of Loading Spaces\*

0

Minimum Number of Loading Spaces required by Zoning\*

0

Existing Slope of proposed roof(s) (in. per ft.)\*

5

Proposed Slope of proposed roof(s) (in. per ft.)\*

2

Minimum Slope of Proposed Roof(s) required by Zoning\*

2

Existing type of construction\*

Type 5 - wood

Proposed type of construction\*

Type 5 - wood

---

## Open Space Information

Existing Total Lot Area\*

9120

Proposed Total Lot Area\*

9120

Existing Open Space, Usable\*

0

Proposed Open Space, Usable\*

1612

Existing Open Space, Landscaped\*

5424

Proposed Open Space, Landscaped\*

2372

---

## Gross Floor Area Information

Accessory Building, Existing Gross Floor Area

0

Accessory Building, Proposed Gross Floor Area

0

Basement or Cellar, Existing Gross Floor Area ?

0

Basement or Cellar, Proposed Gross Floor Area

0

1st Floor, Existing Gross Floor Area

703

1st Floor, Proposed Gross Floor Area

1809

2nd Floor, Existing Gross Floor Area

739

2nd Floor, Proposed Gross Floor Area

1859

3rd Floor, Existing Gross Floor Area

0

3rd Floor, Proposed Gross Floor Area

894

4th Floor, Existing Gross Floor Area

0

4th Floor, Proposed Gross Floor Area

0

5th Floor, Existing Gross Floor Area

0

5th Floor, Proposed Gross Floor Area

0

Attic, Existing Gross Floor Area ?

0

Attic, Proposed Gross Floor Area

0



Parking Garages, Existing Gross Floor Area ?

0

Parking Garages, Proposed Gross Floor Area

0

All weather habitable porches and balconies, Existing  
Gross Floor Area

0

All weather habitable porches and balconies,  
Proposed Gross Floor Area

0

Total Existing Gross Floor Area

1442



Total Proposed Gross Floor Area

4562



## APPLICANT DECLARATION (Arlington Residential Design Guidelines)

By entering my name below, I hereby attest that I have reviewed the following:

- Arlington Residential Design Guidelines

and under the pains and penalties of perjury that all of the information contained in this application is true and accurate to the best of my knowledge and understanding.

I do hereby certify under the pains and penalties of perjury that the information provided above is true and correct, and that clicking this checkbox and typing my name in the field below will act as my signature.\*



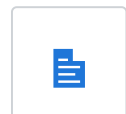
Applicant's Signature\*



Paul Lessard

Nov 19, 2024

## Attachments

**21526-015.pdf**

21526-015.pdf

Uploaded by Miguel Goyeneche on Nov 21, 2024 at 1:06 PM

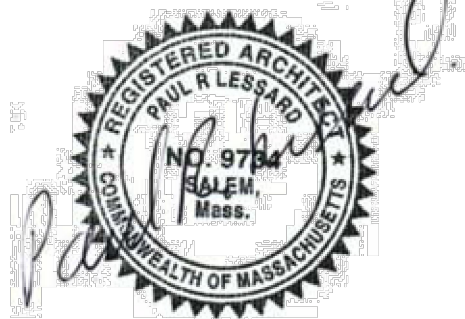
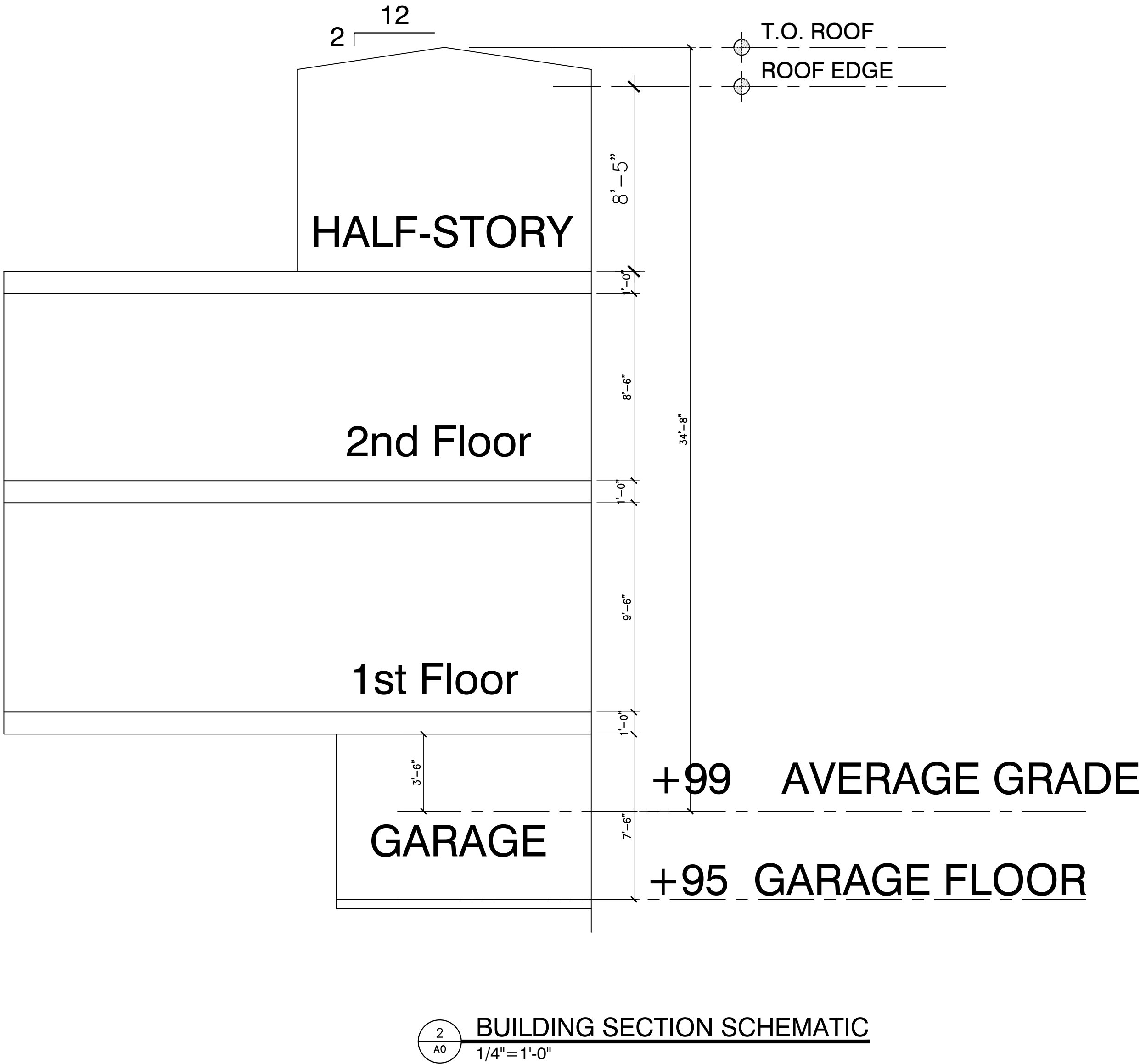
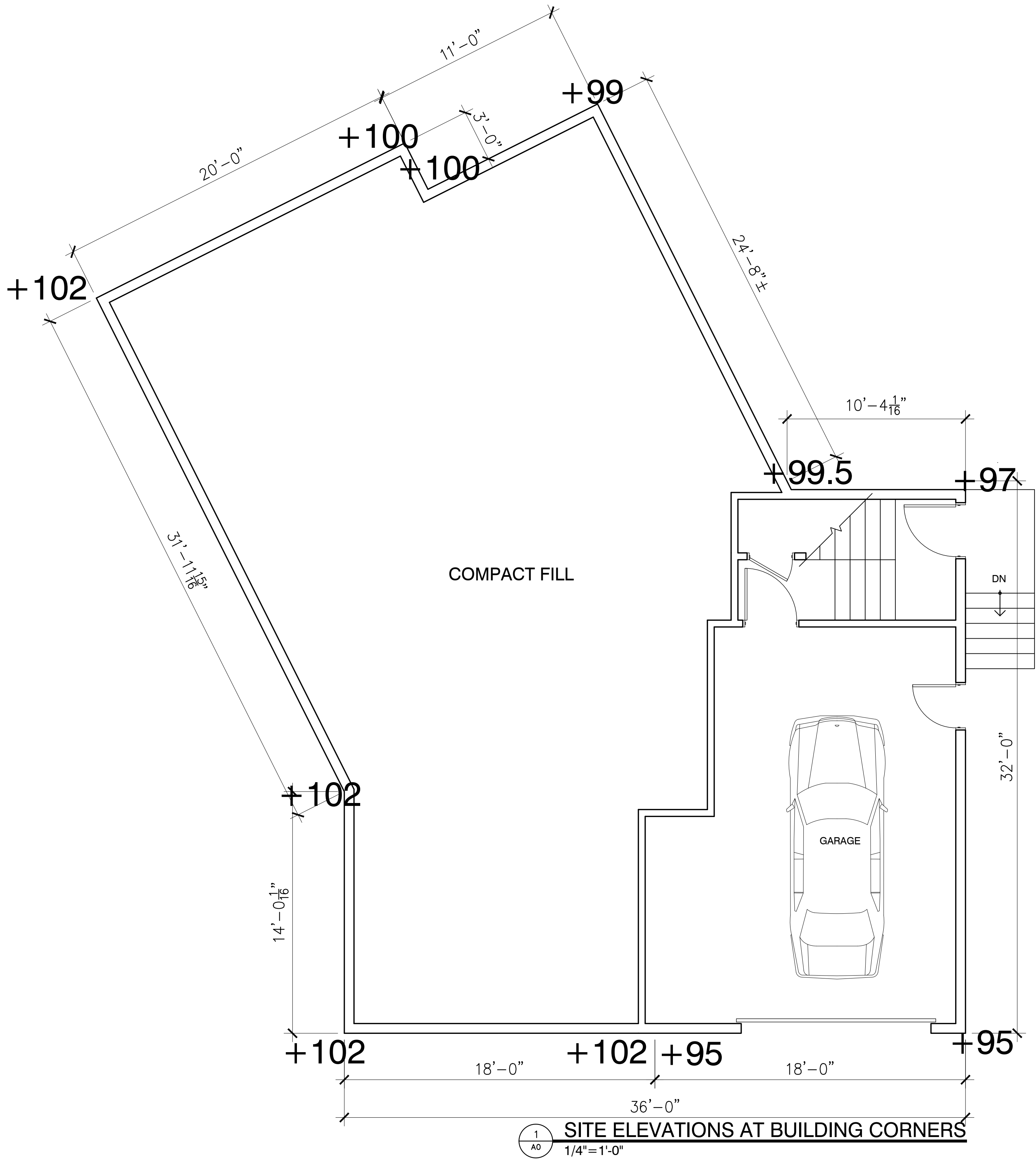


**Supporting Documentation [worksheet and drawings]**

**REQUIRED**

39 Woodside Lane Permit Dwg 6.26.24.pdf

Uploaded by Miguel Goyeneche on Nov 19, 2024 at 1:03 PM



PAUL R. LESSARD  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED BASEMENT/GARAGE & 1st FLOOR PLANS

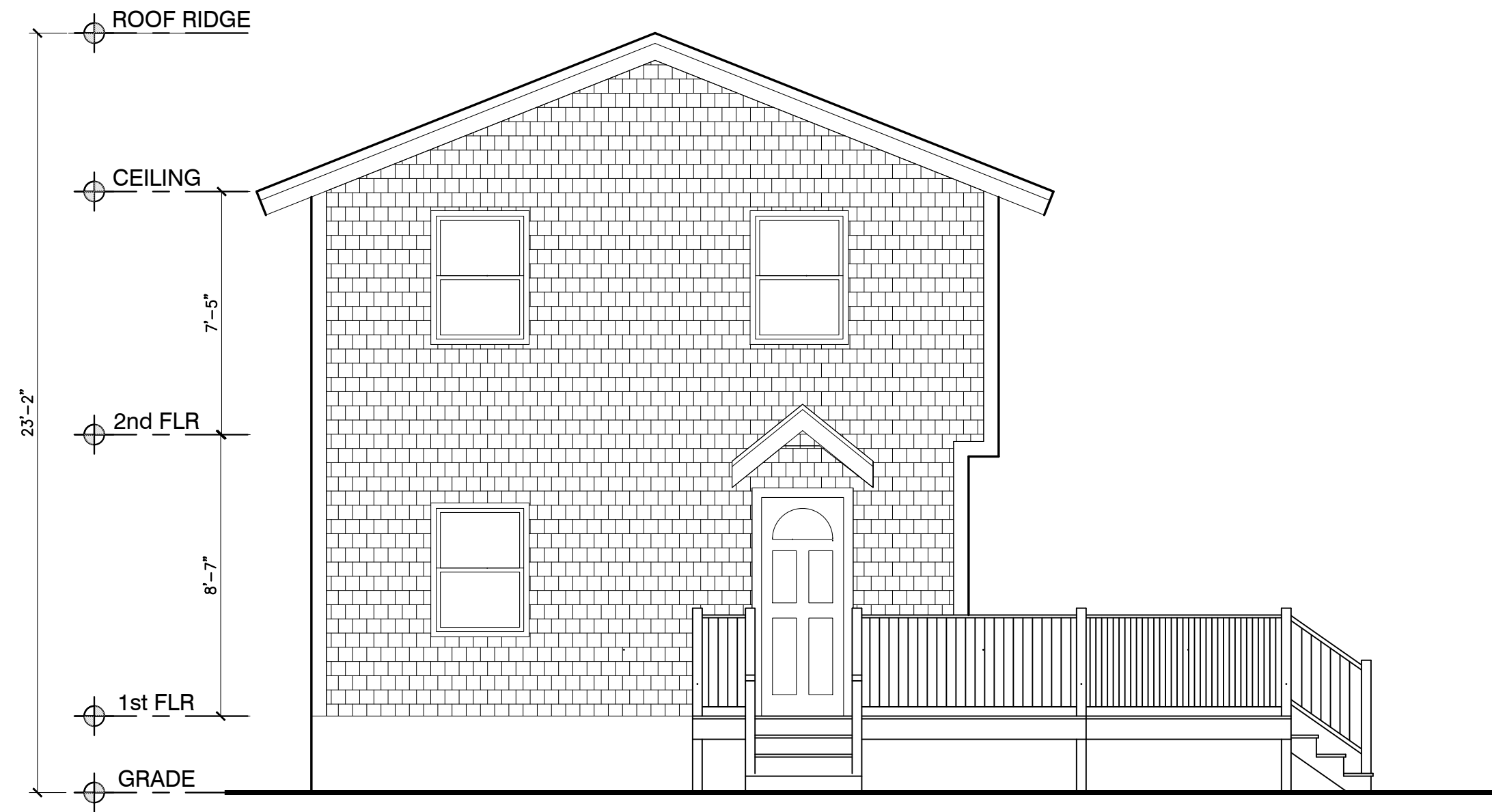
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PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

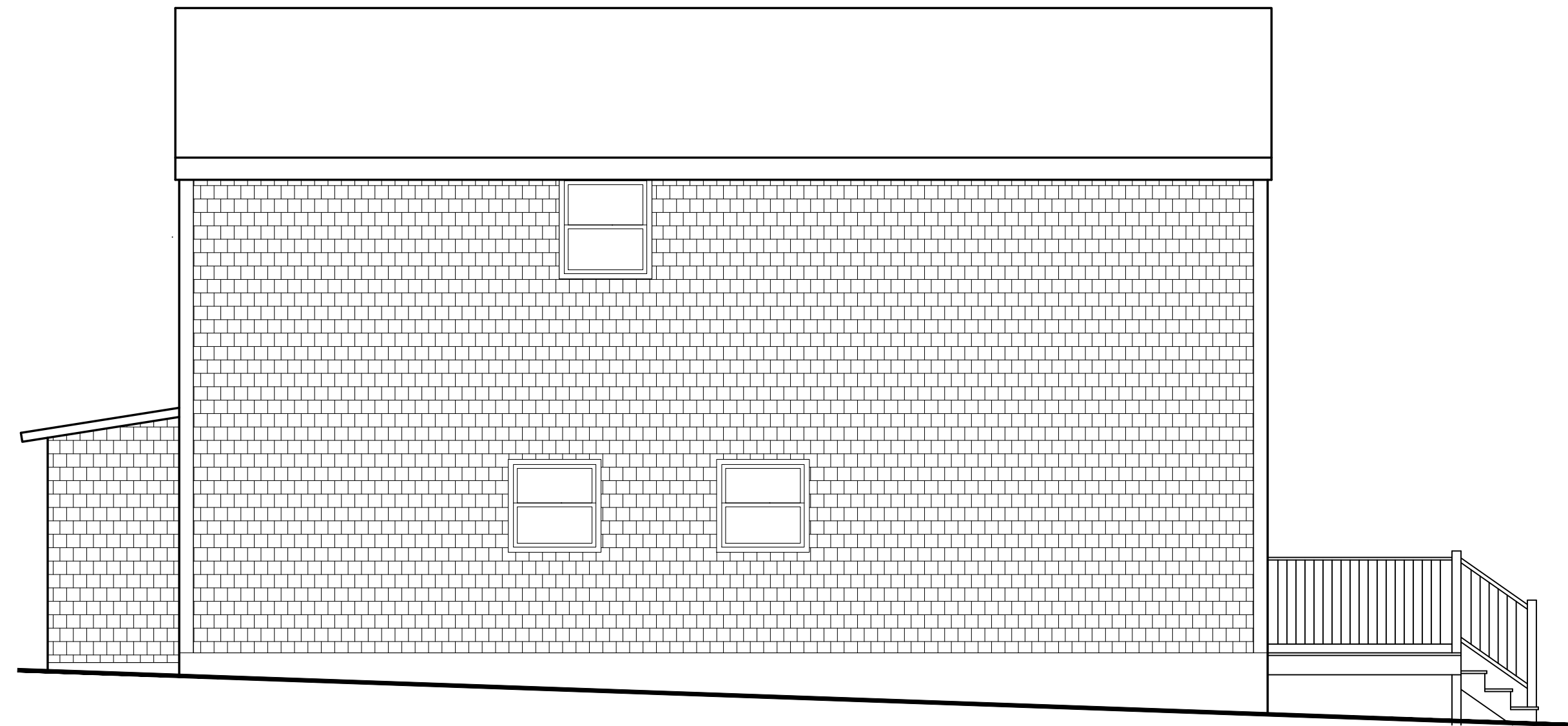
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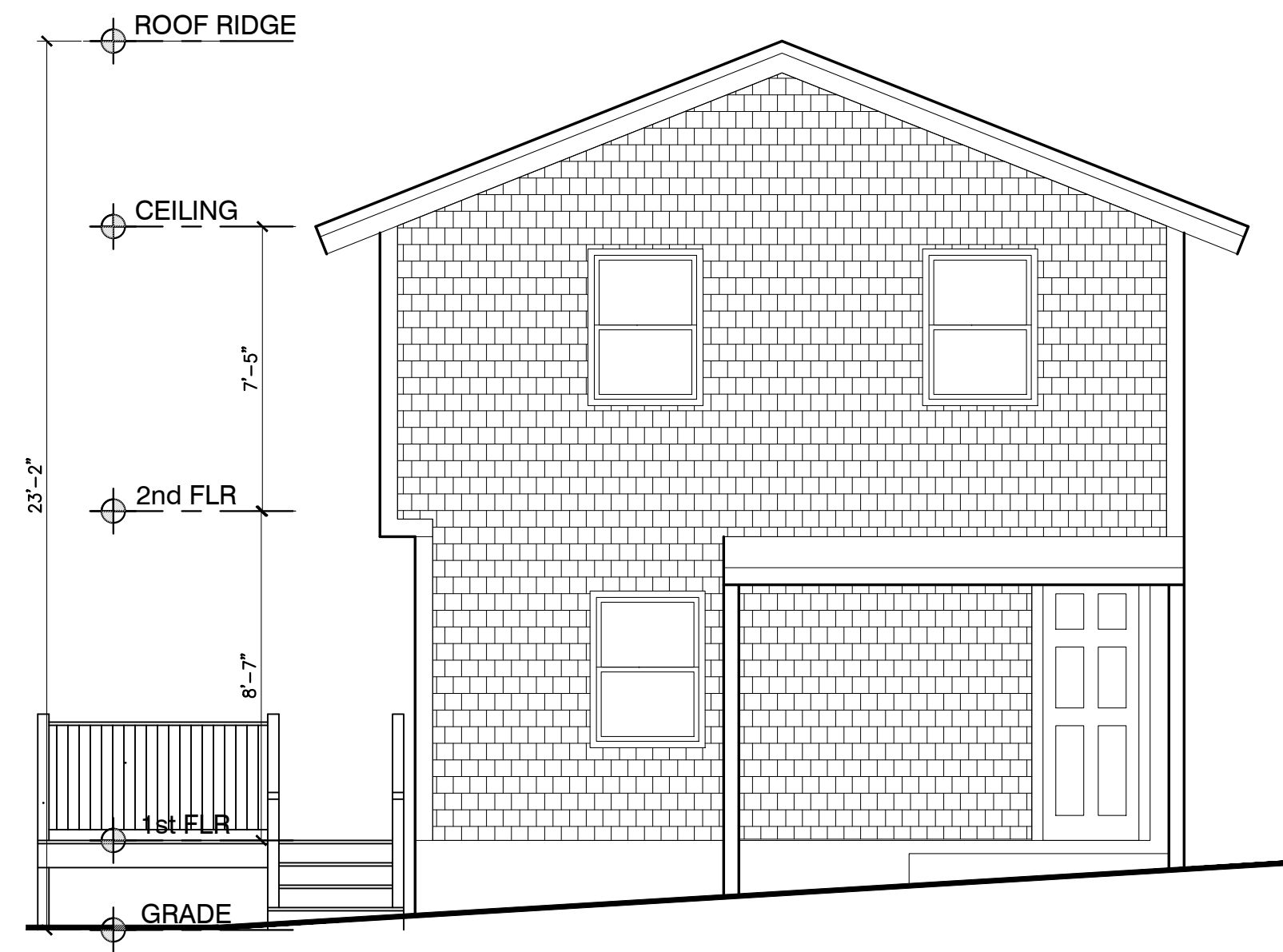




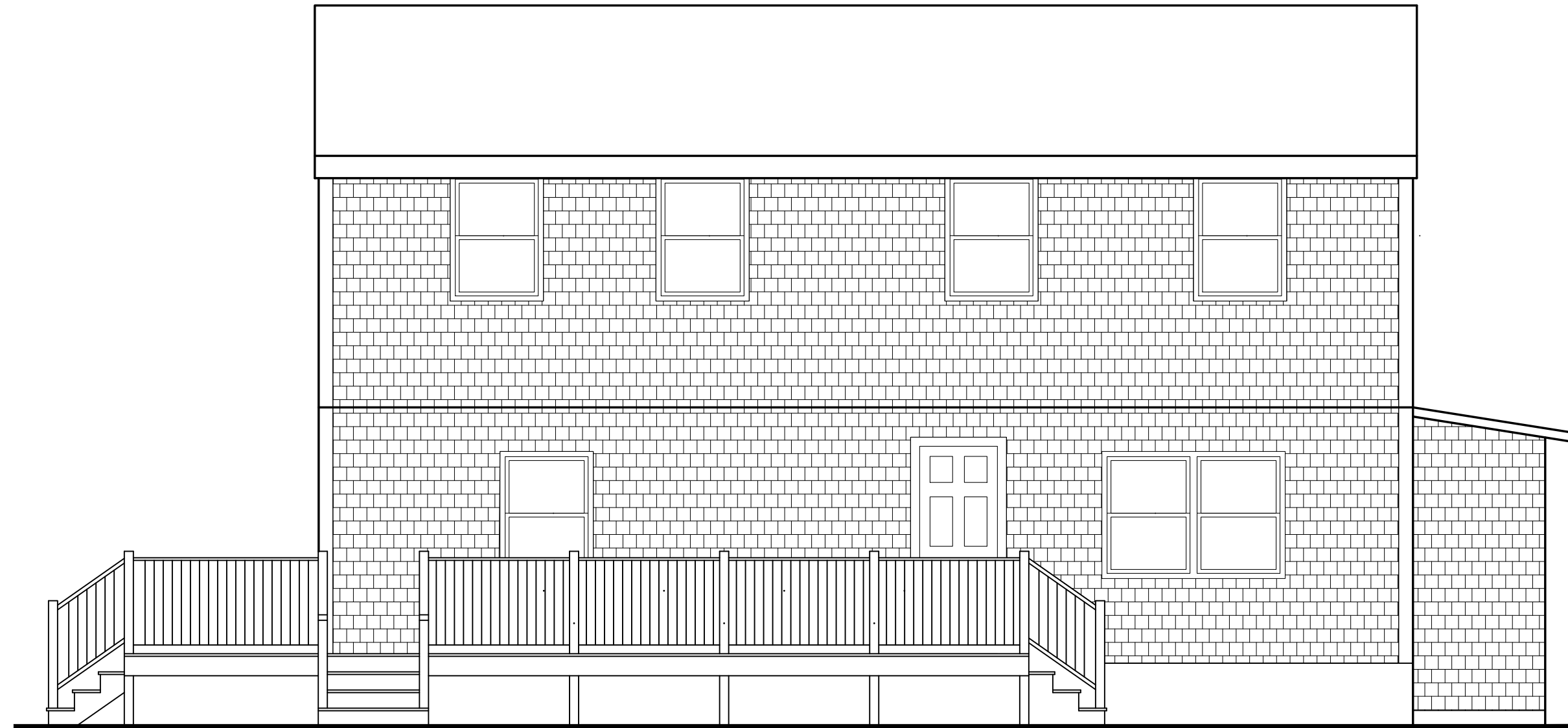
1  
A1  
**EXISTING EAST (FRONT) ELEVATION**  
1/4"=1'-0"



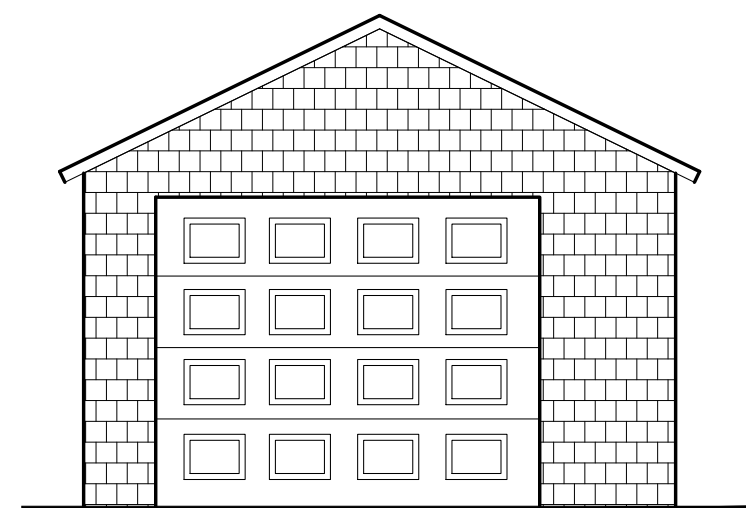
2  
A1  
**EXISTING SOUTH ELEVATION**  
1/4"=1'-0"



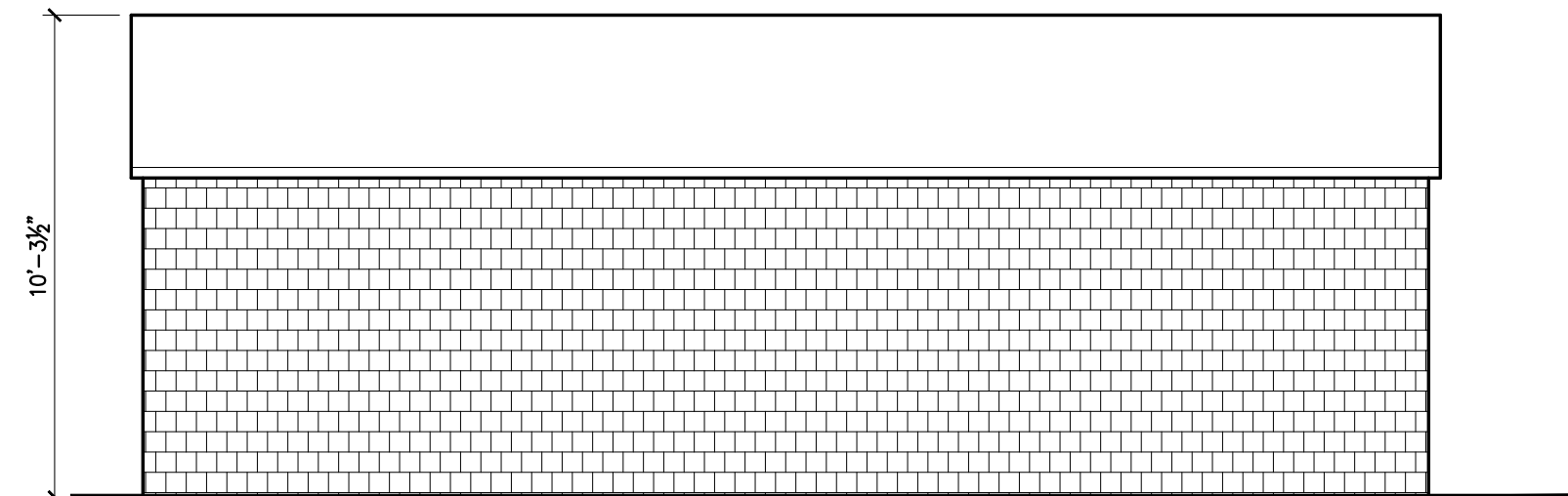
3  
A1  
**EXISTING WEST (REAR) ELEVATION**  
1/4"=1'-0"



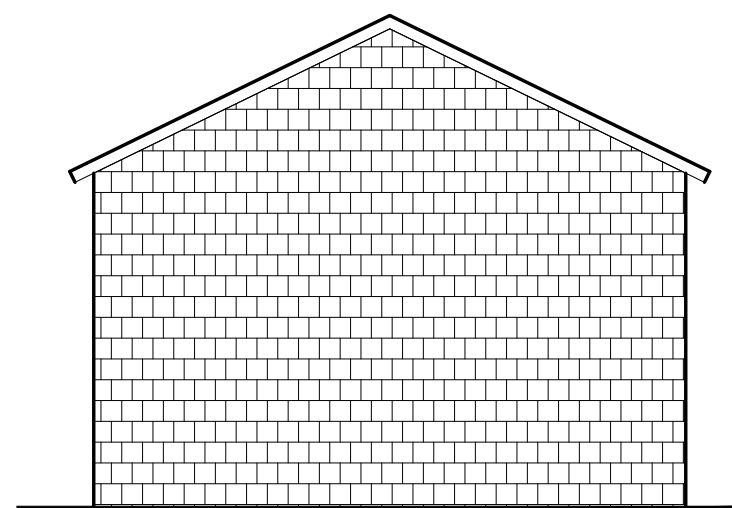
4  
A1  
**EXISTING NORTH ELEVATION**  
1/4"=1'-0"



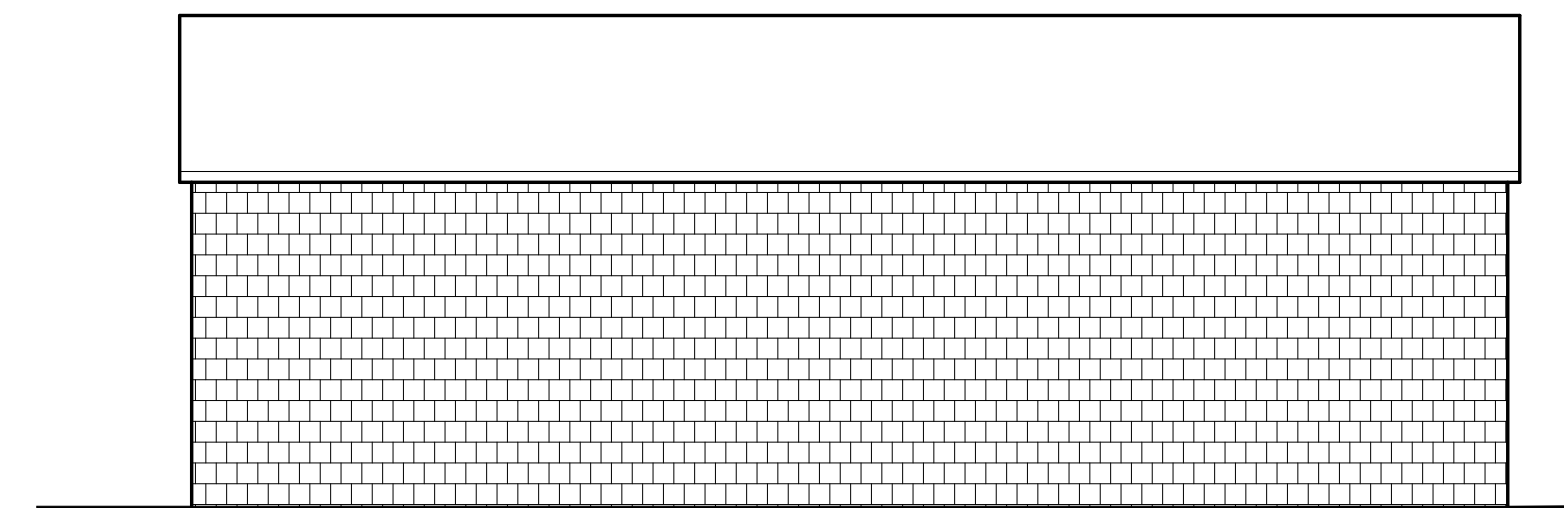
5  
A1  
**EXISTING GARAGE EAST (FRONT) ELEV.**  
1/4"=1'-0"



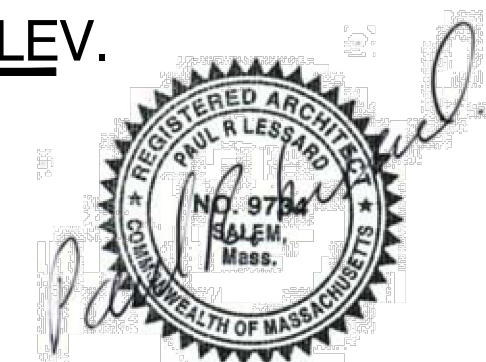
6  
A1  
**EXISTING GARAGE SOUTH ELEV.**  
1/4"=1'-0"



7  
A1  
**EXISTING GARAGE WEST ELEV.**  
1/4"=1'-0"



8  
A1  
**EXISTING GARAGE NORTH ELEV.**  
1/4"=1'-0"



**PAUL R. LESSARD**  
• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
**A1**



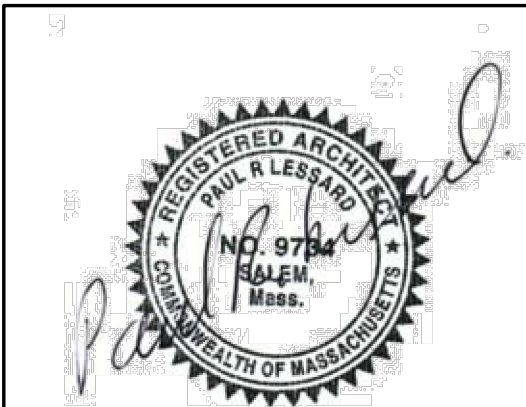
1  
A2  
1/4"=1'-0"

**PROPOSED EAST (FRONT) ELEVATION**



2  
A2  
1/4"=1'-0"

**PROPOSED SOUTH ELEVATION**



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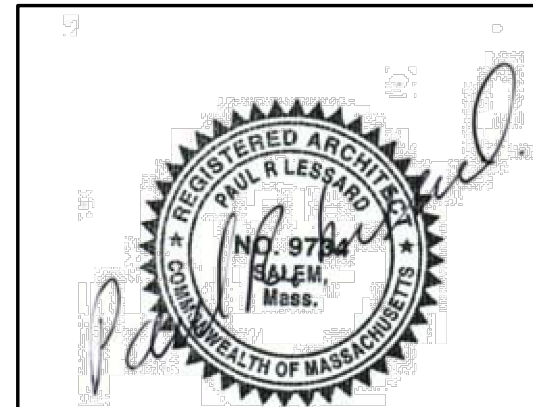
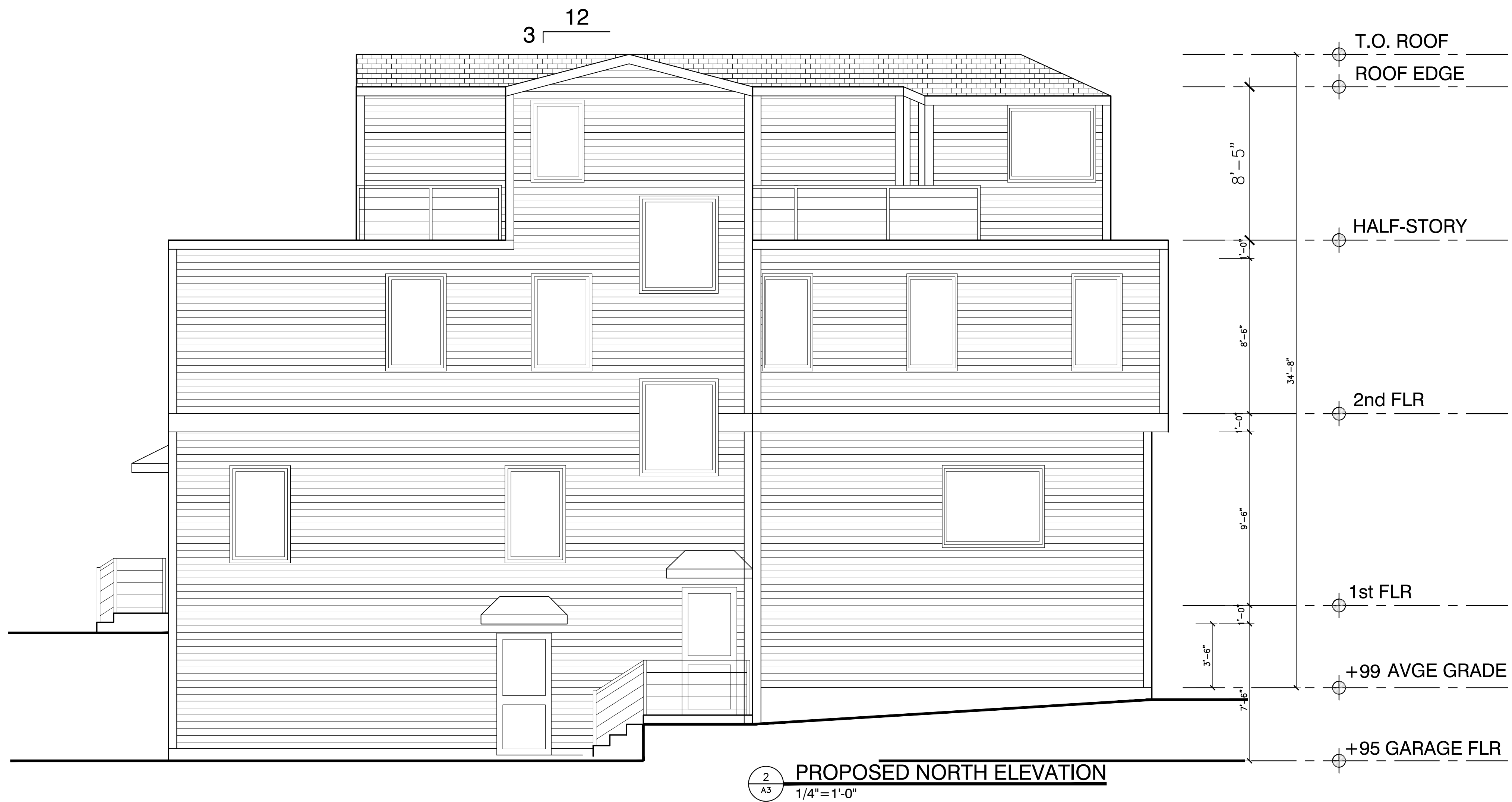
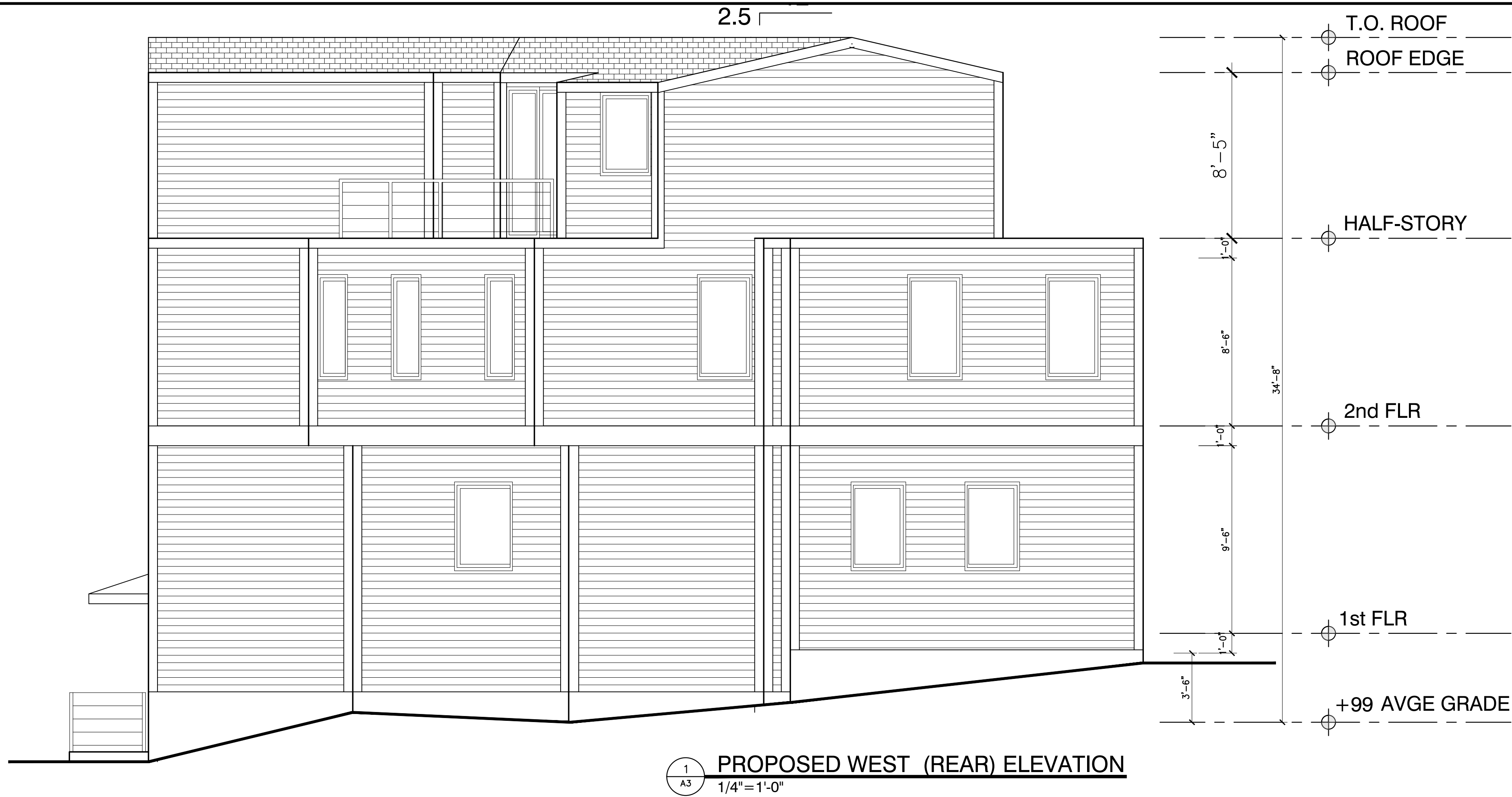
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

REVISIONS:

PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

A2



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HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED EXTERIOR WEST & NORTH ELEVATIONS

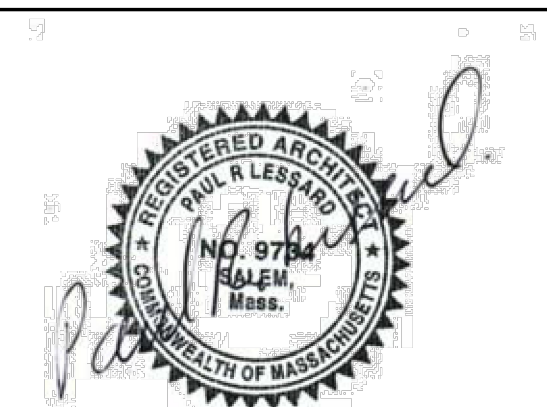
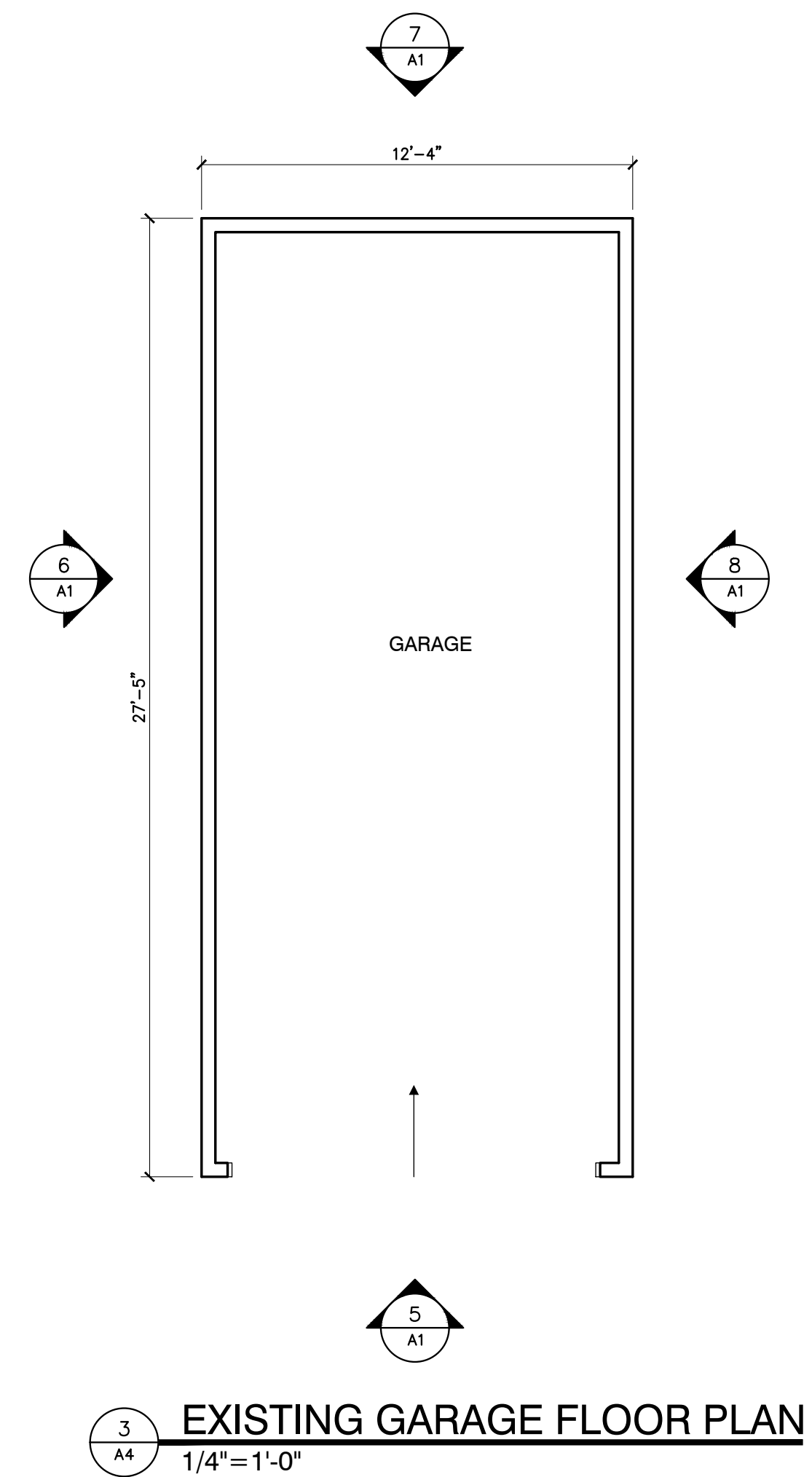
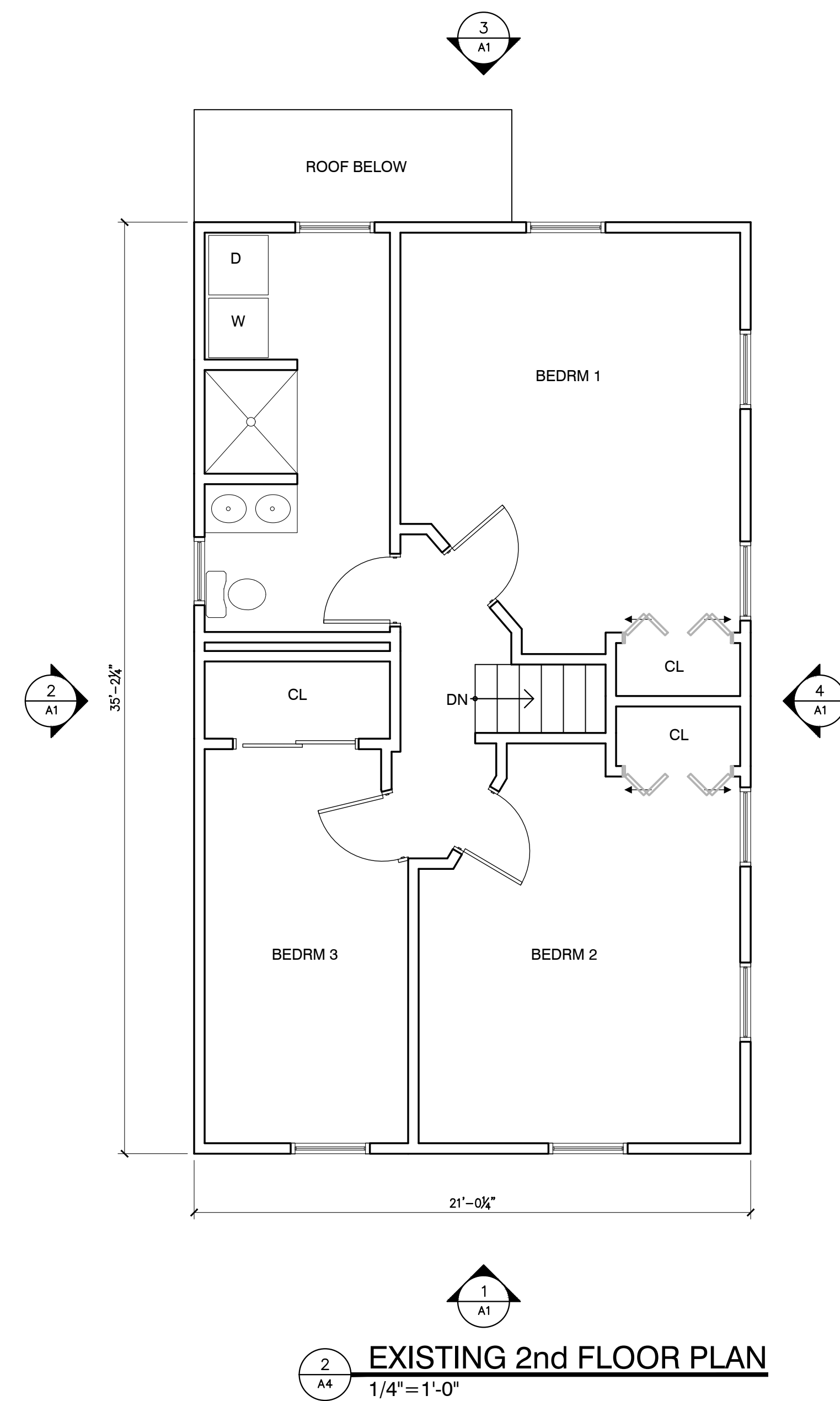
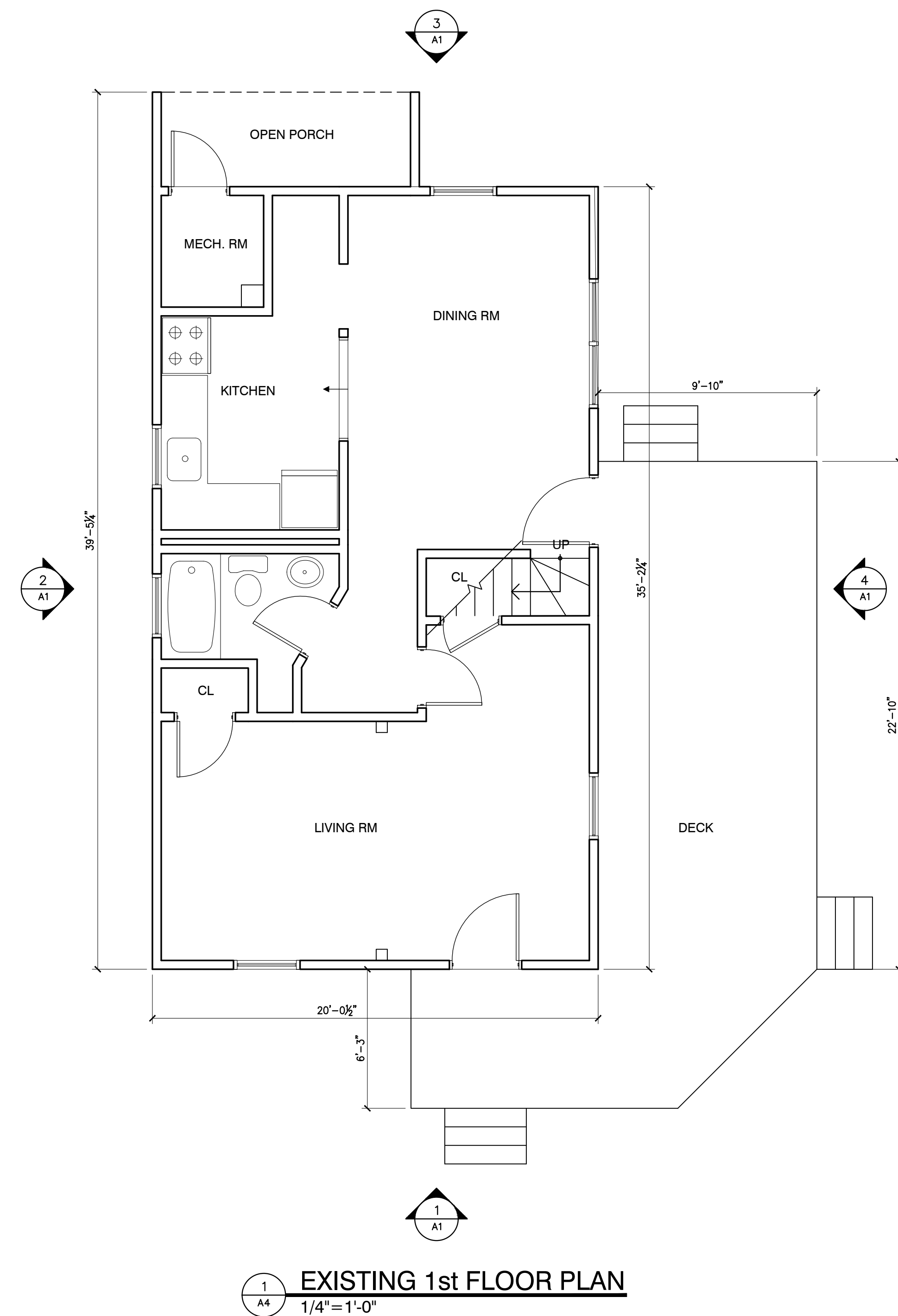
REVISIONS:

PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

A3





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• REGISTERED ARCHITECT •  
13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com

HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
EXISTING FLOOR PLANS

0  
2  
6  
-  
2  
0  
0  
-  
0  
3  
=

REVISIONS:

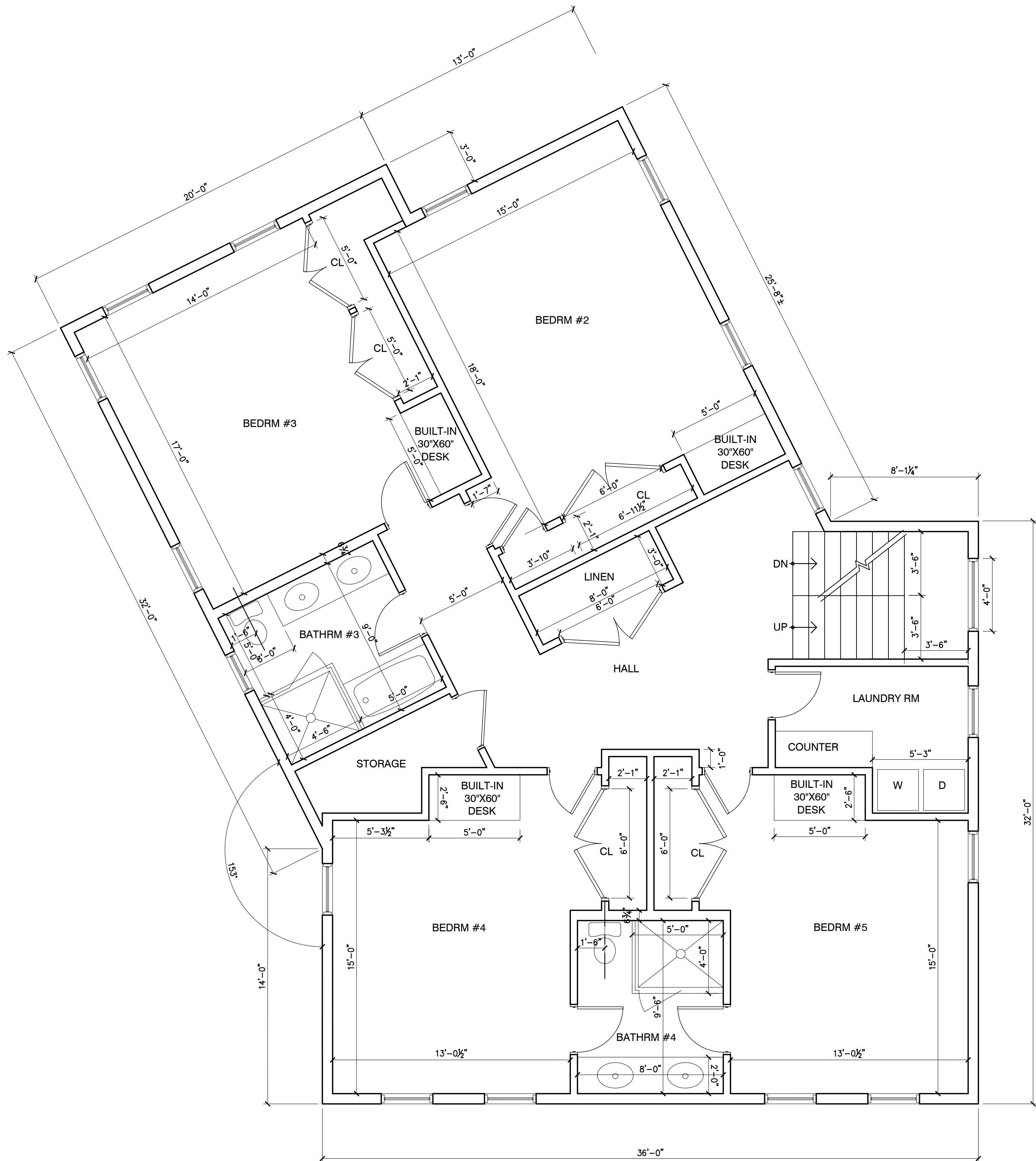
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DATE: 6/26/24	
SCALE: AS NOTED	
RAWN: PRL	
CHECK:	

DRAWING NUMBER:

A4

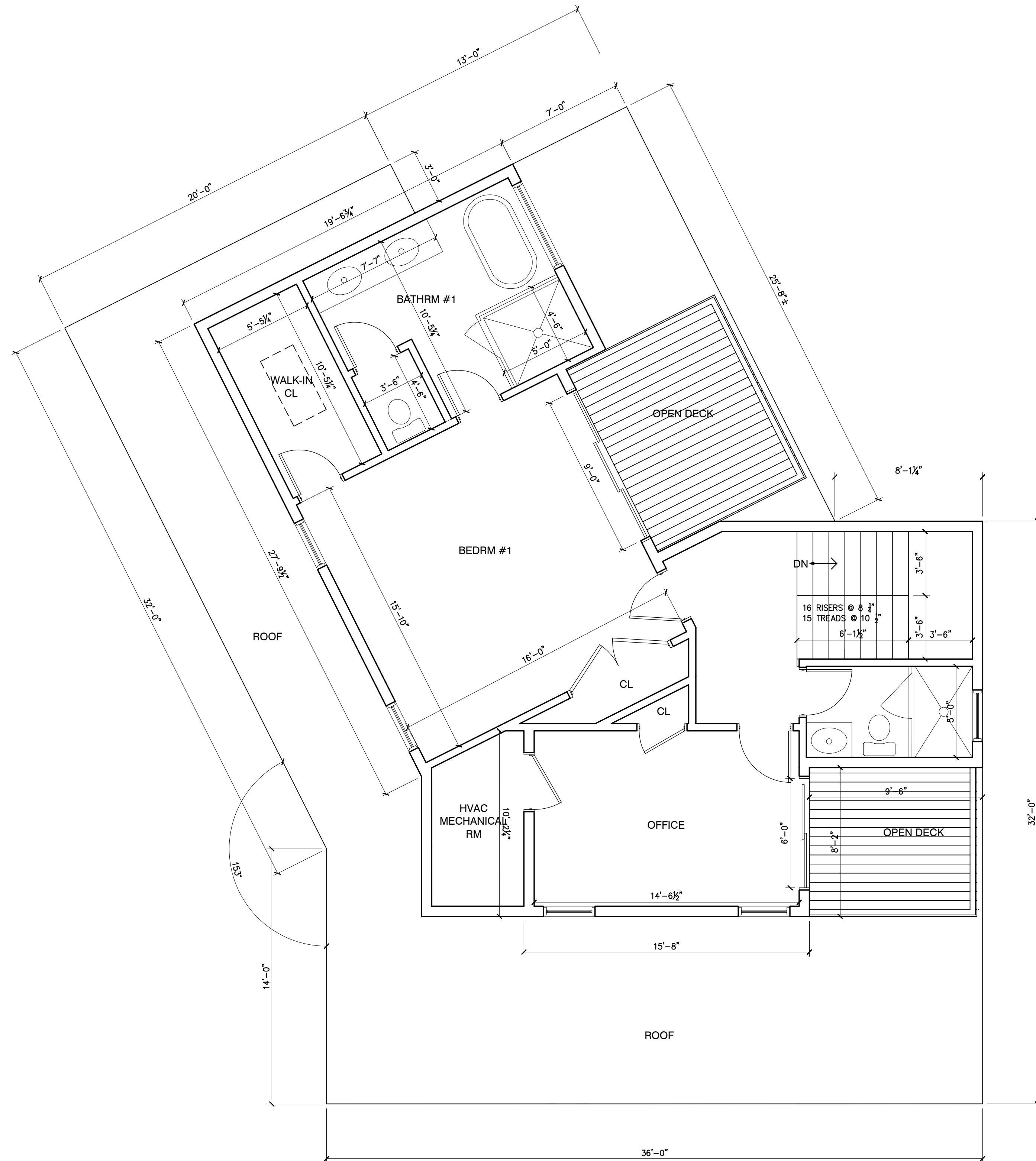






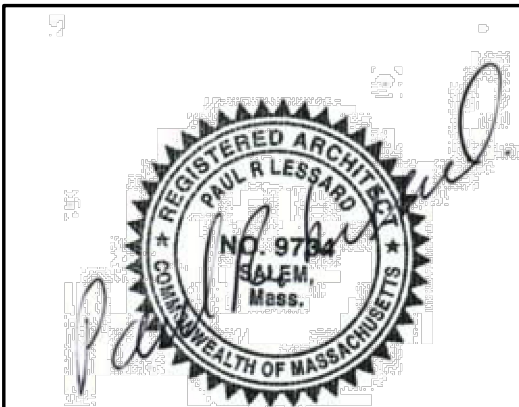
1,859 SQ. FT.

1  
A6  
PROPOSED 2nd FLOOR PLAN  
1/4"=1'-0"



894 SQ. FT.

2  
A6  
PROPOSED 3rd FLOOR PLAN  
1/4"=1'-0"



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HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED 2nd & 3rd FLOOR PLANS

REVISIONS:

PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

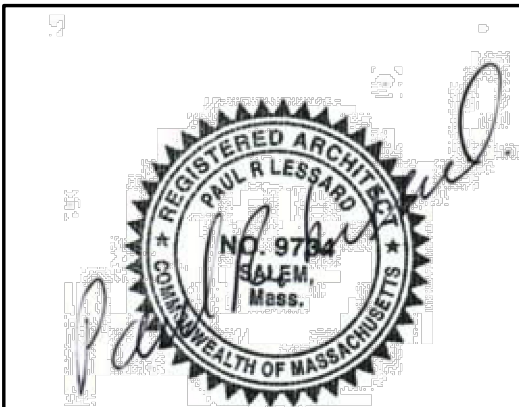
DRAWING NUMBER:

A6





1  
A7  
**PROPOSED ROOF PLAN**  
1/4"=1'-0"



HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

PROPOSED ROOF PLAN

REVISIONS:

PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

A7

**PAUL R. LESSARD**  
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13 STATION ROAD SALEM, MA 01970  
(978) 210-1960 paul@paularchitect.com



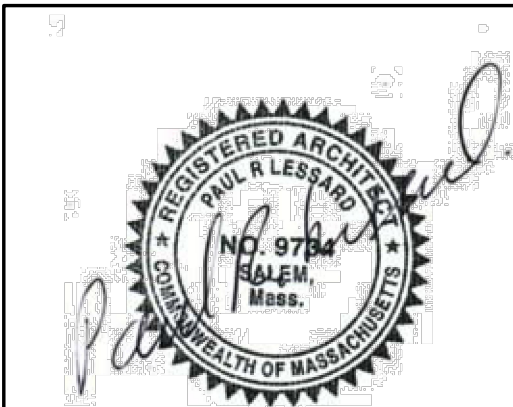
1  
AX  
**OPTION A - ALL CLAPBOARD**  
1/4"=1'-0"



2  
AX  
**OPTION B - CLAPBOARD AT TOP/ SHINGLES AT BOTTOM**  
1/4"=1'-0"



3  
AX  
**OPTION C - SHINGLES AT TOP/ CLAPBOARD AT BOTTOM**  
1/4"=1'-0"



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HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

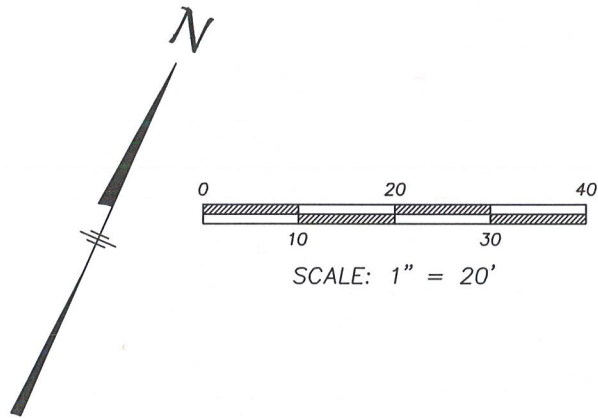
PROPOSED EXTERIOR FINISH OPTIONS

REVISIONS:

PROJECT NUMBER:  
DATE: 6/26/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
  
AX





NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

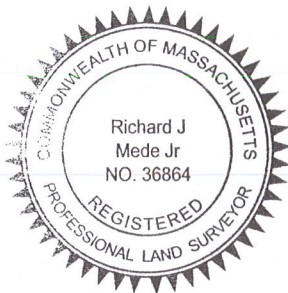
THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

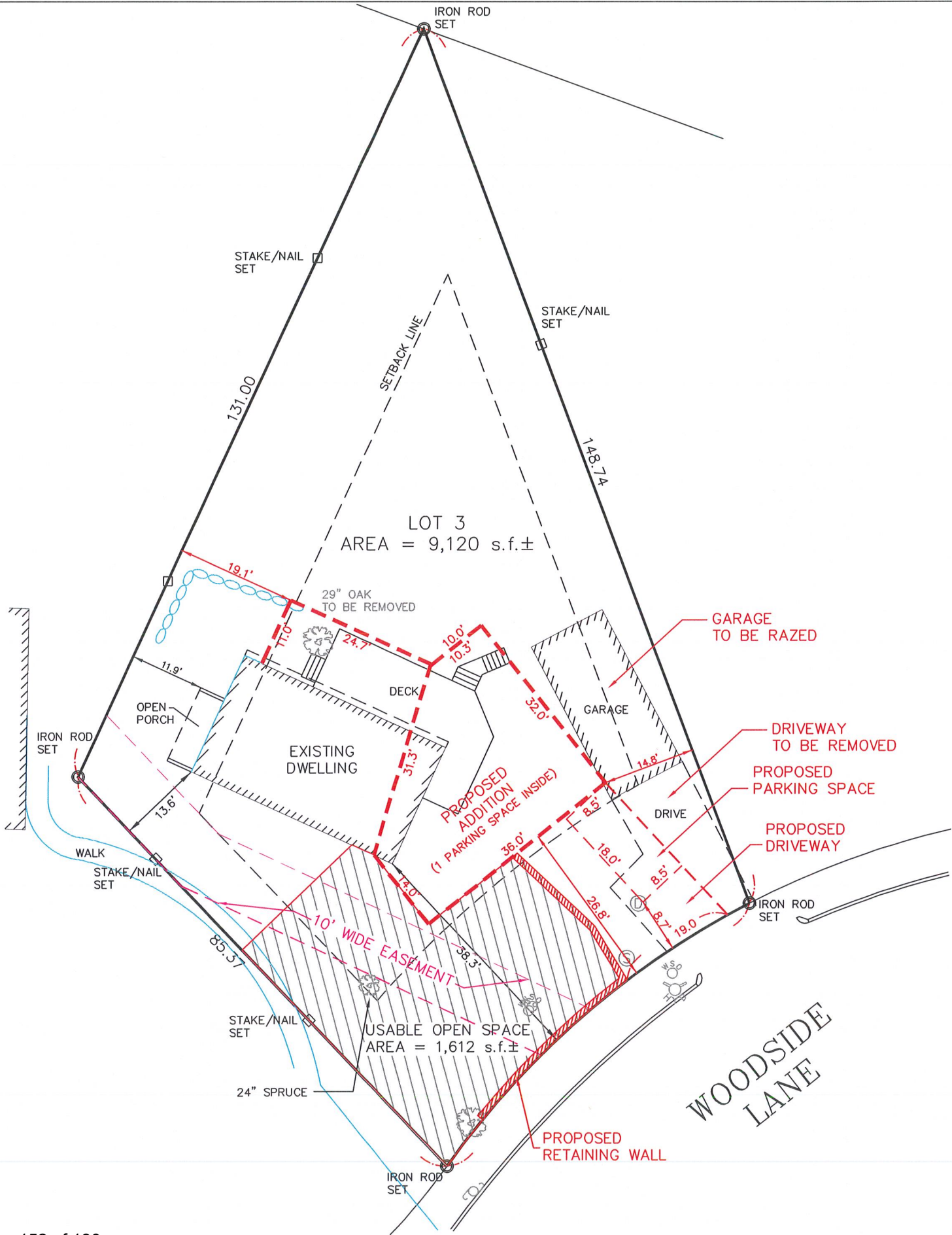
TO: BETTER HOMES REALTY L.L.C.

I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022  
DATE OF PLAN: MAY 02, 2024  
DATE OF PLAN: JUNE 15, 2024 (REVISIONS)  
DATE OF PLAN: JULY 10, 2024 (REVISIONS)  
REVISION: NOVEMBER 20, 2024 (DRIVEWAY CHANGES)



  
RICHARD J. MEDE, JR. P.L.S. DATE: 11/20/2024



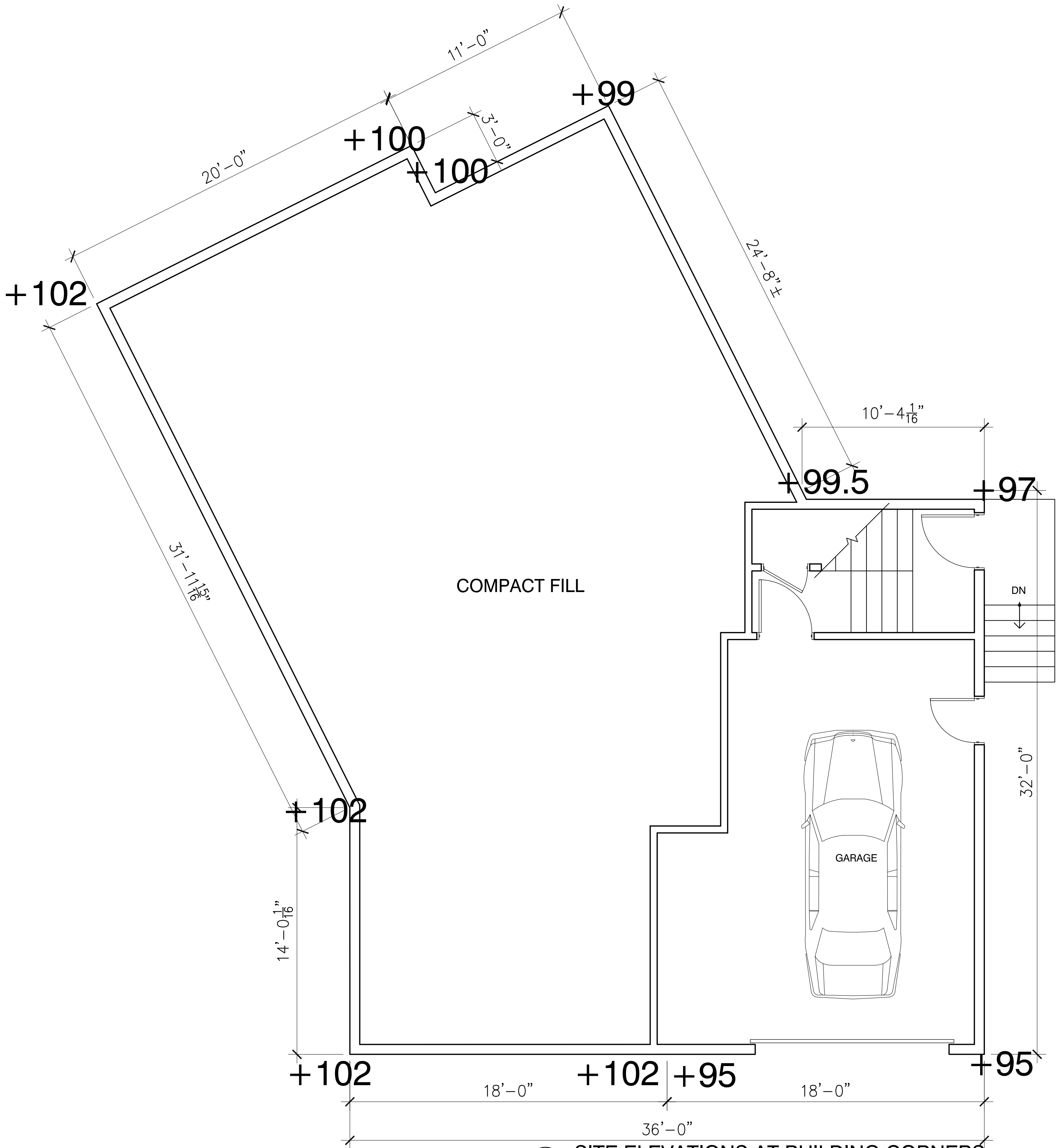
CERTIFIED PLOT PLAN  
39 WOODSIDE LANE  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:  
  
**MEDFORD  
ENGINEERING  
& SURVEY**  
ANGELO B. VENEZIANO ASSOCIATES  
15 HALL STREET, MEDFORD, MA 02155  
781-396-4466 fax: 781-396-8052

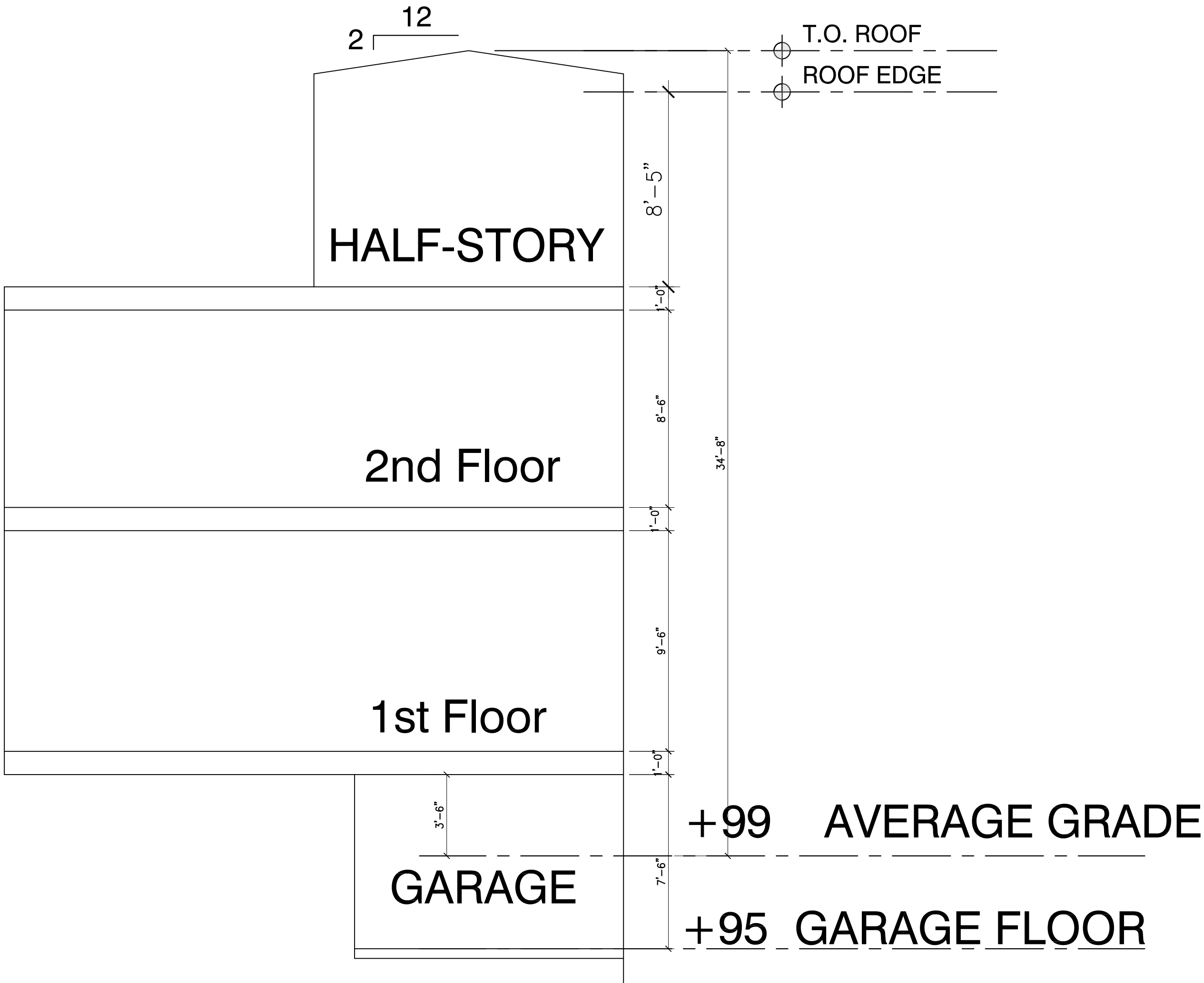
PREPARED FOR:  
A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526

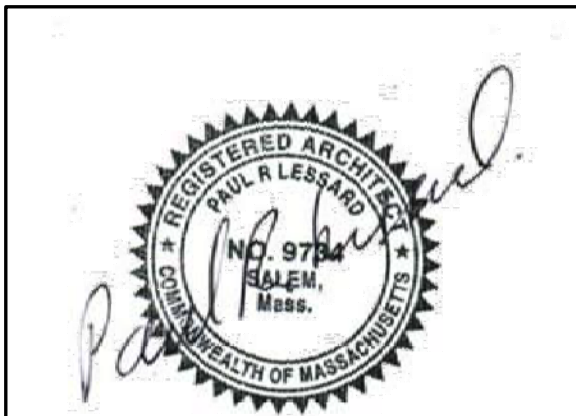




1 SITE ELEVATIONS AT BUILDING CORNERS  
1/4"=1'-0"



2 BUILDING SECTION SCHEMATIC  
1/4"=1'-0"



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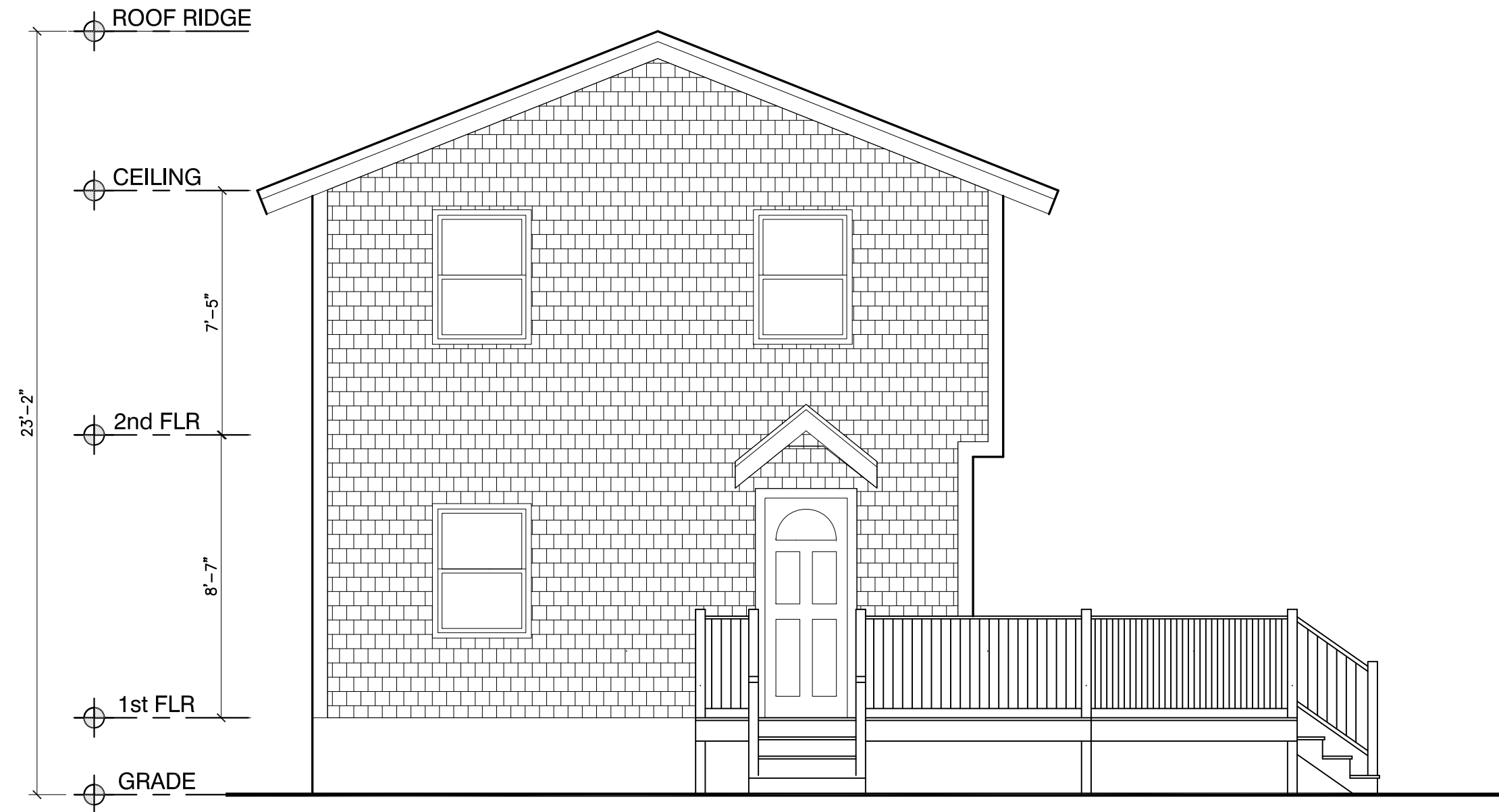
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED BASEMENT/GARAGE & 1st FLOOR PLANS

REVISIONS:

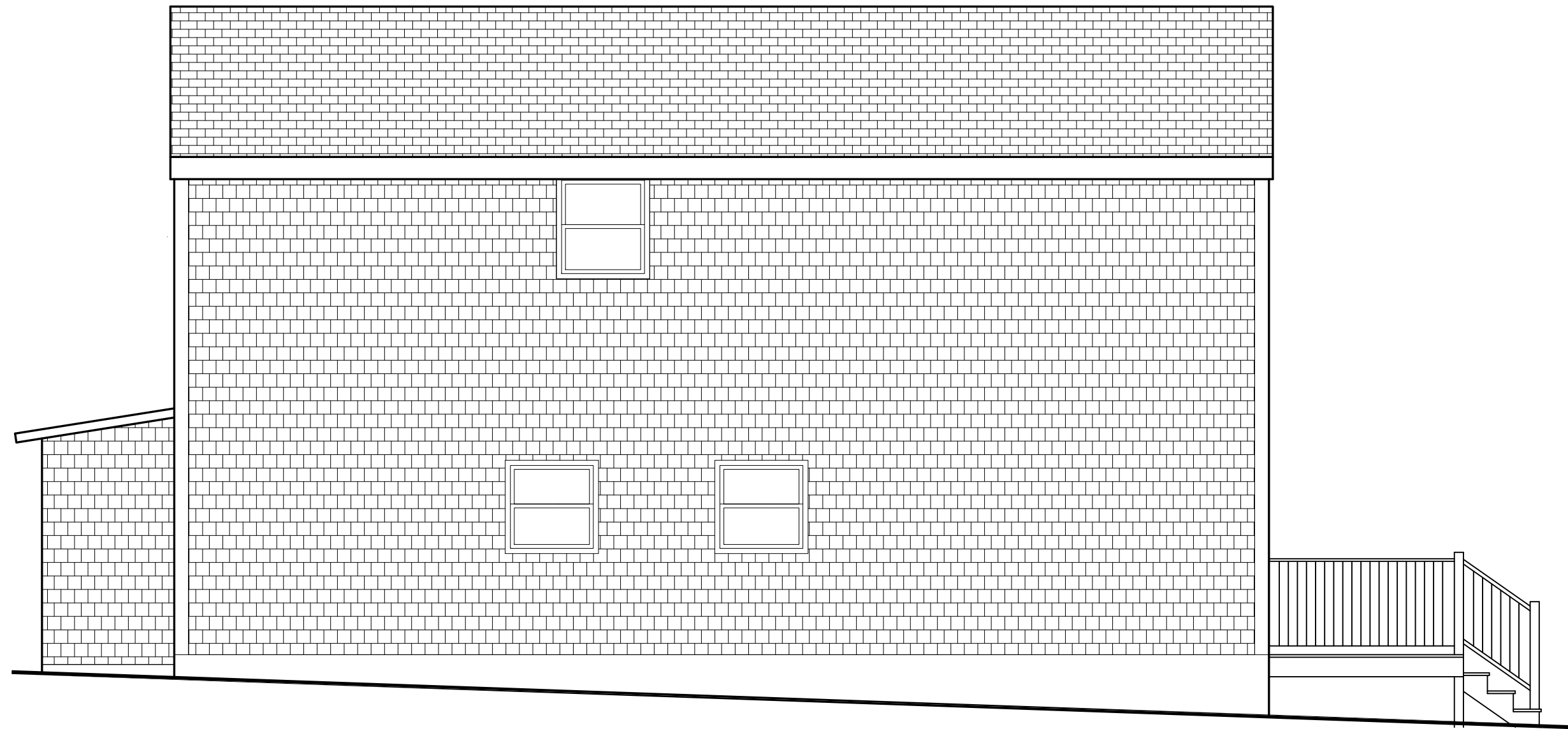
PROJECT NUMBER:  
DATE: 12/12/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

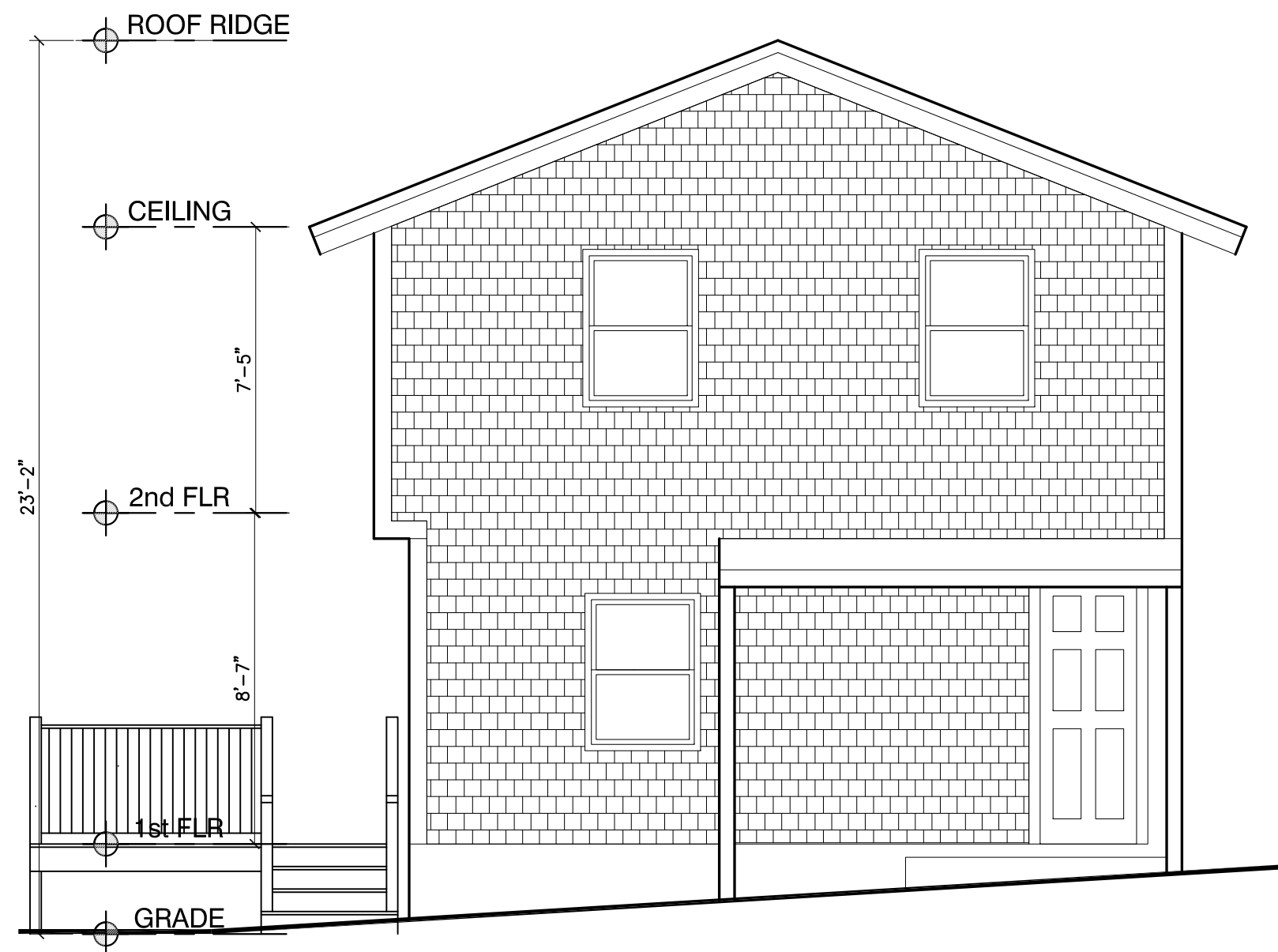
A0



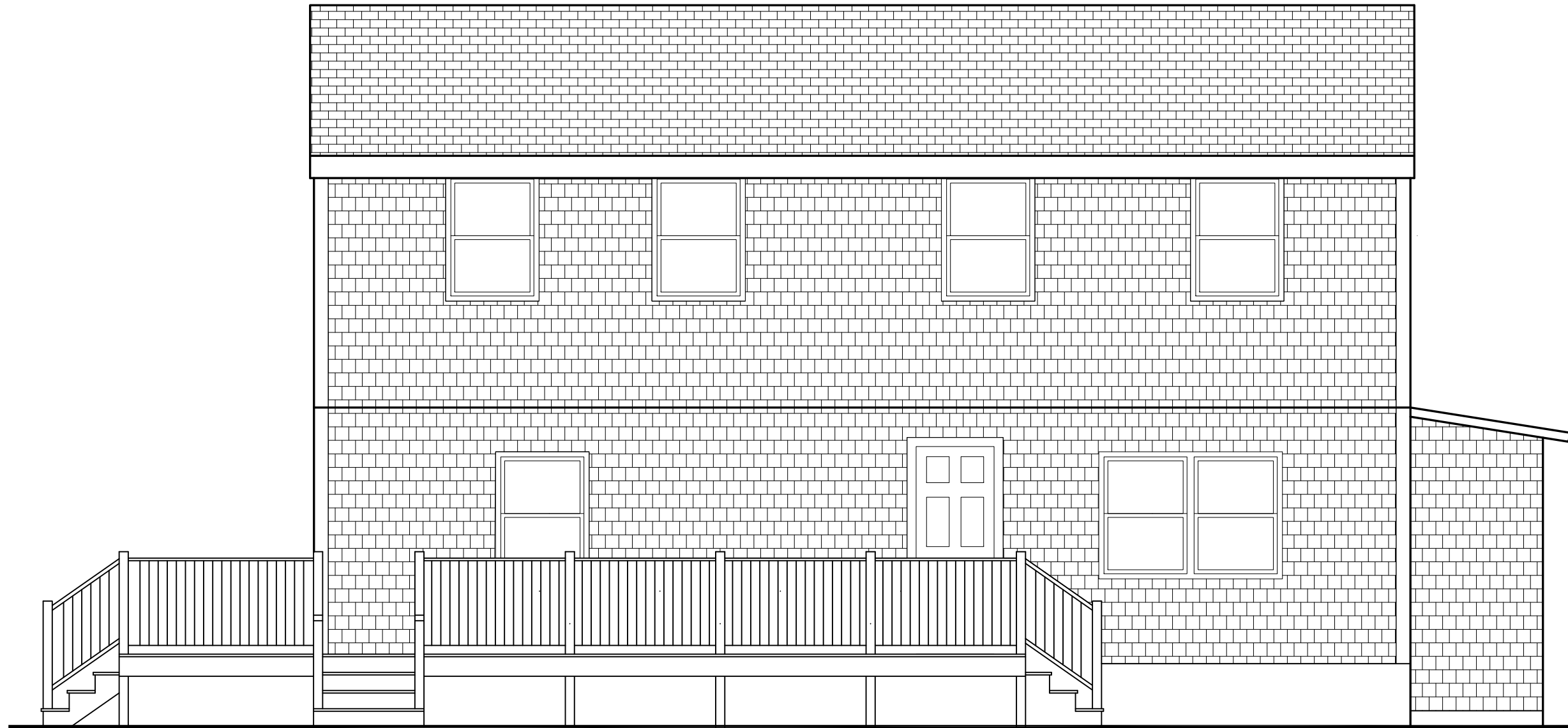
1  
A1  
**EXISTING EAST (FRONT) ELEVATION**  
1/4"=1'-0"



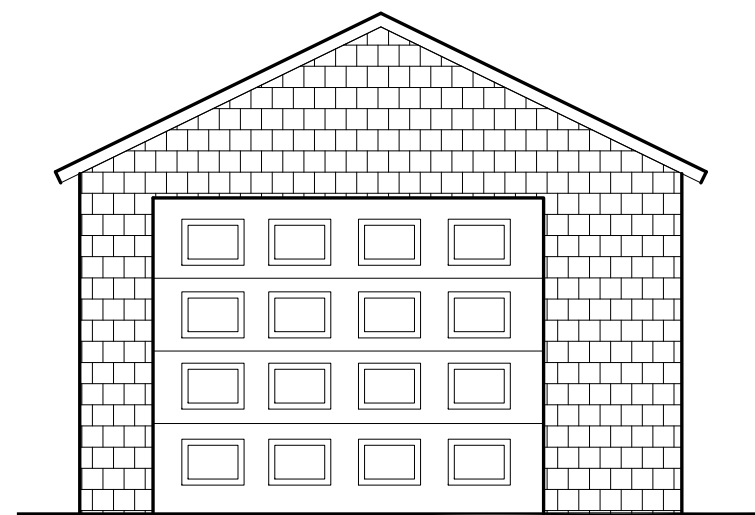
2  
A1  
**EXISTING SOUTH ELEVATION**  
1/4"=1'-0"



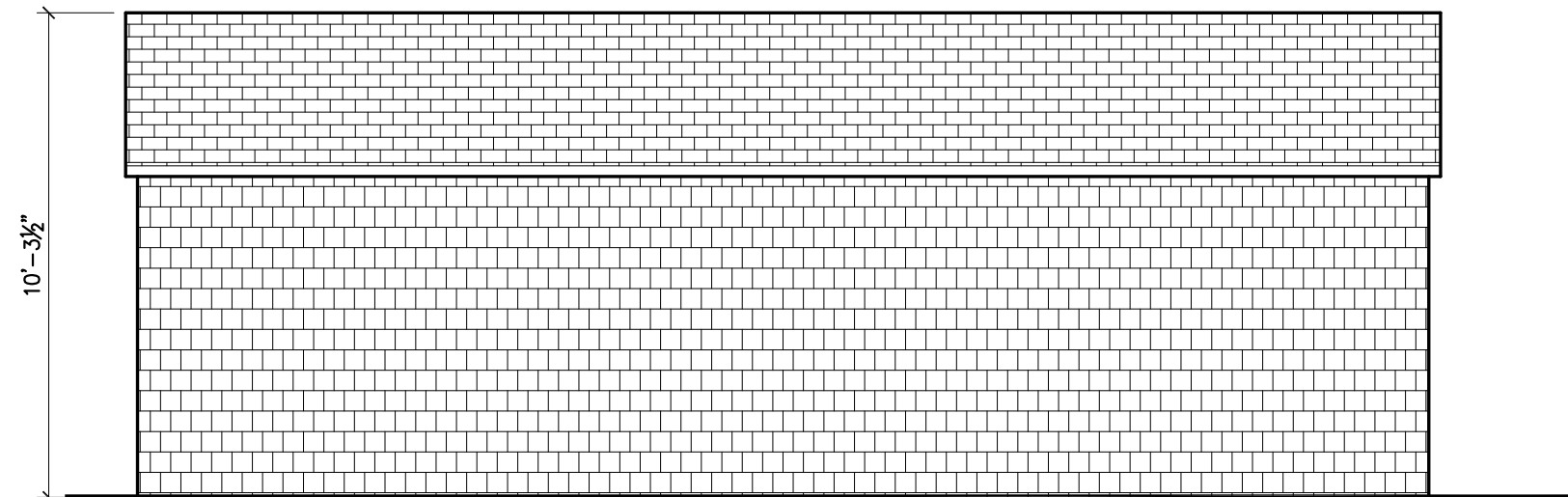
3  
A1  
**EXISTING WEST (REAR) ELEVATION**  
1/4"=1'-0"



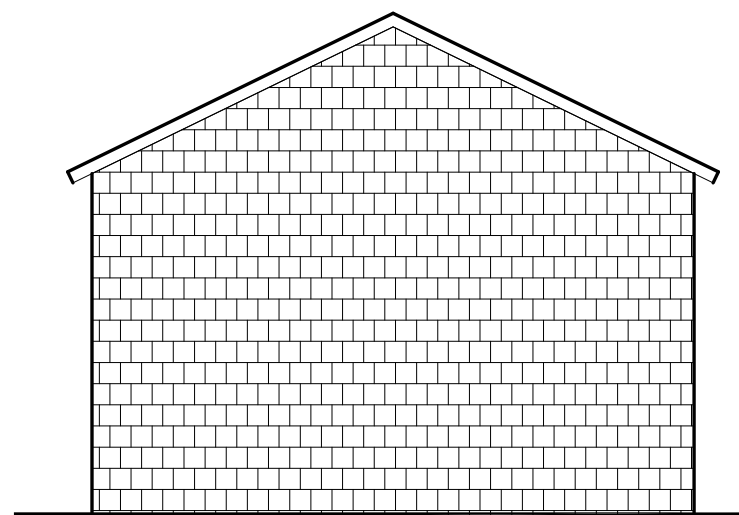
4  
A1  
**EXISTING NORTH ELEVATION**  
1/4"=1'-0"



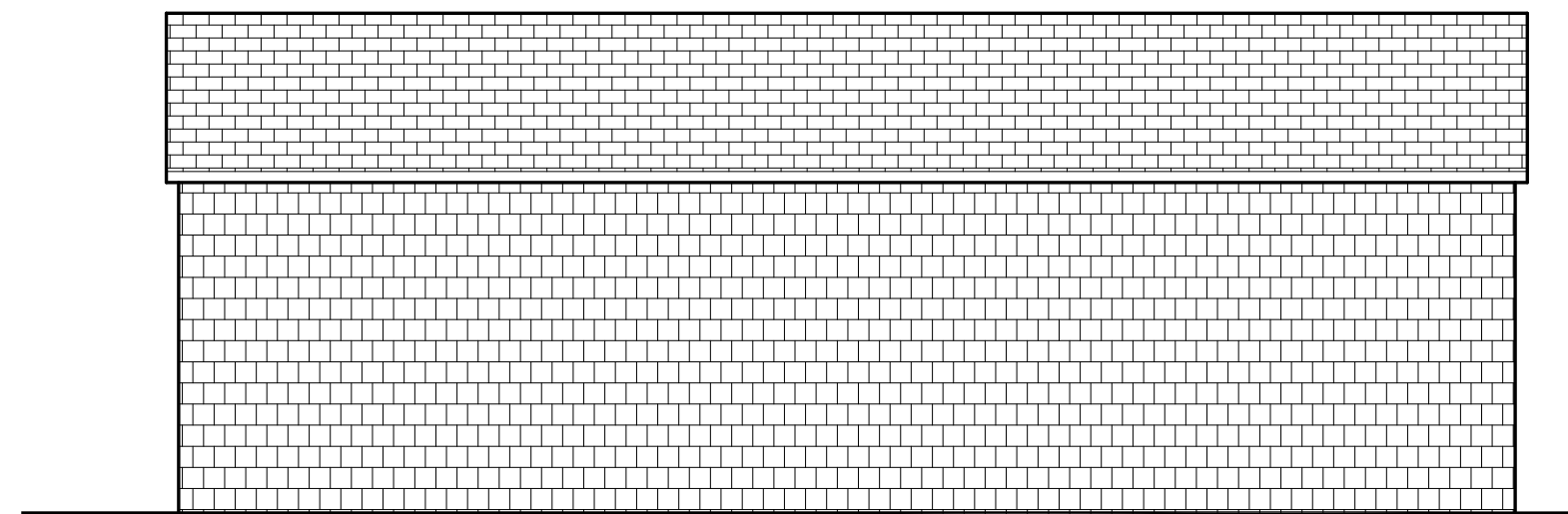
5  
A1  
**EXISTING GARAGE EAST (FRONT) ELEV.**  
1/4"=1'-0"



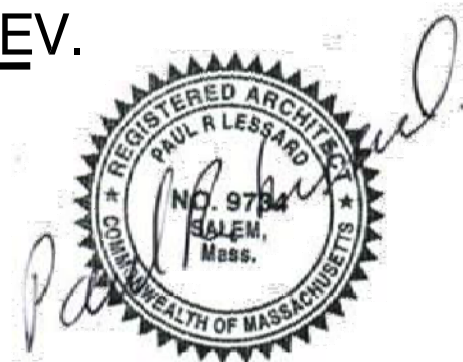
6  
A1  
**EXISTING GARAGE SOUTH ELEV.**  
1/4"=1'-0"



7  
A1  
**EXISTING GARAGE WEST ELEV.**  
1/4"=1'-0"



8  
A1  
**EXISTING GARAGE NORTH ELEV.**  
1/4"=1'-0"



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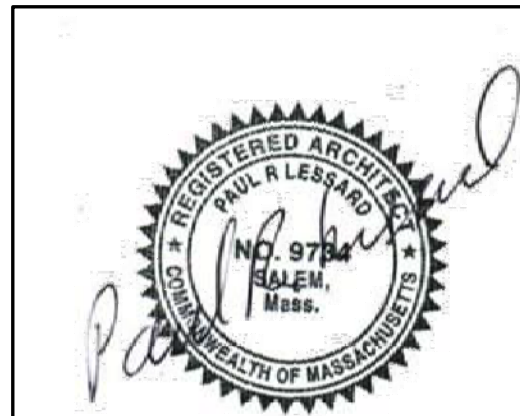
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
EXISTING EXTERIOR ELEVATIONS

REVISIONS:

PROJECT NUMBER:  
DATE: 12/12/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

A1



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13 STATION ROAD SALEM, MA 01970  
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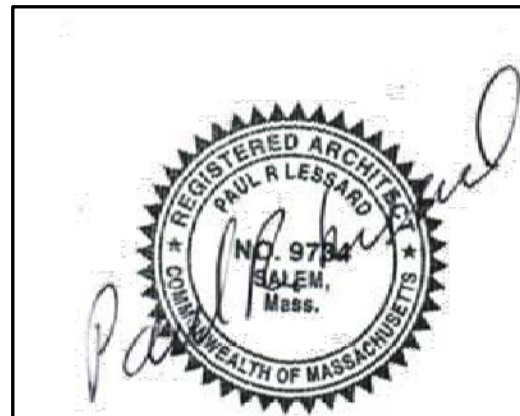
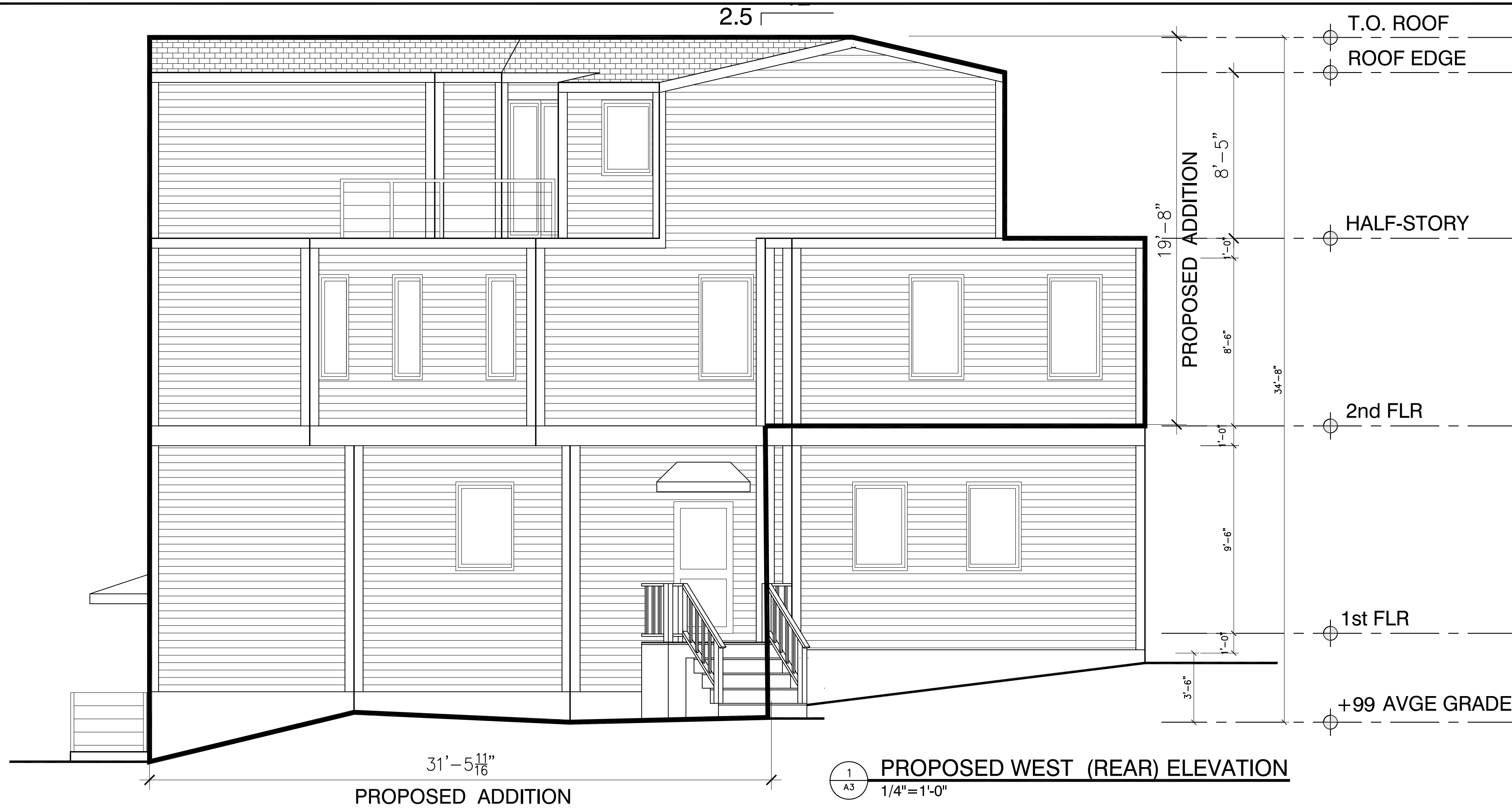
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS  
PROPOSED EXTERIOR SOUTH & WEST ELEVATIONS

REVISIONS:


PROJECT NUMBER:  
DATE: 12/12/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
**A2**





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13 STATION ROAD SALEM, MA 01970  
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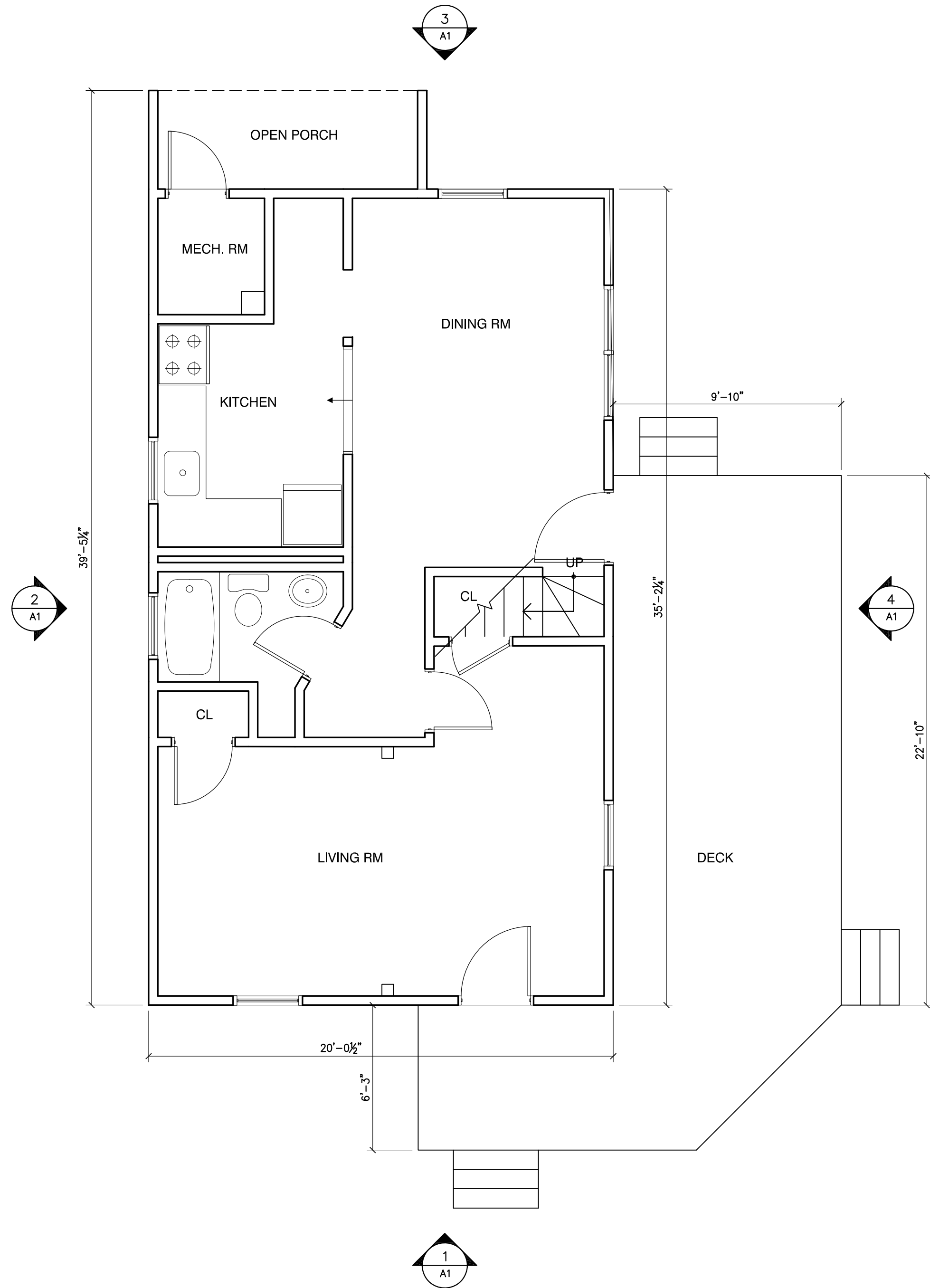
HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

PROPOSED EXTERIOR WEST & NORTH ELEVATIONS

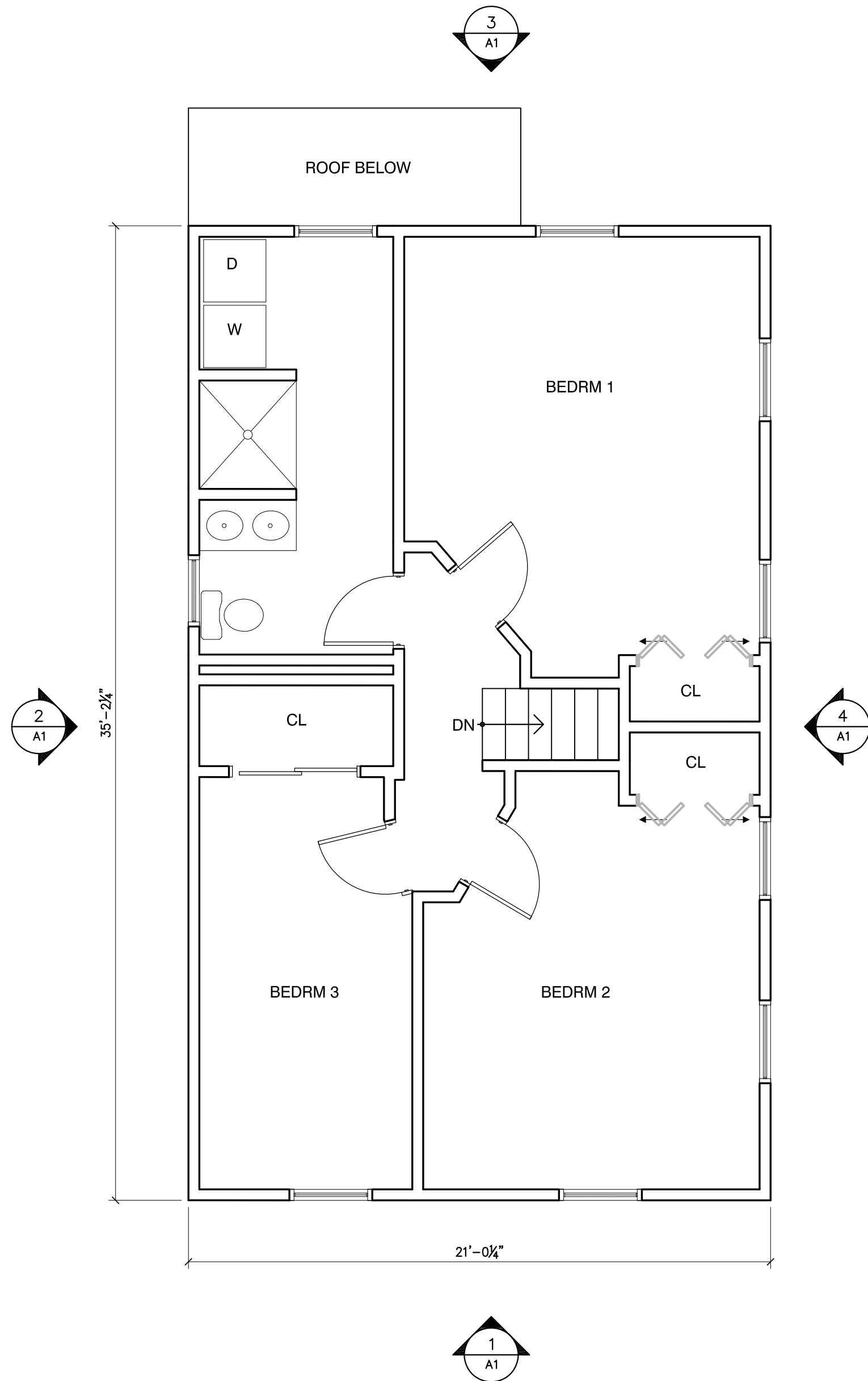
REVISIONS:

PROJECT NUMBER:  
DATE: 12/12/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

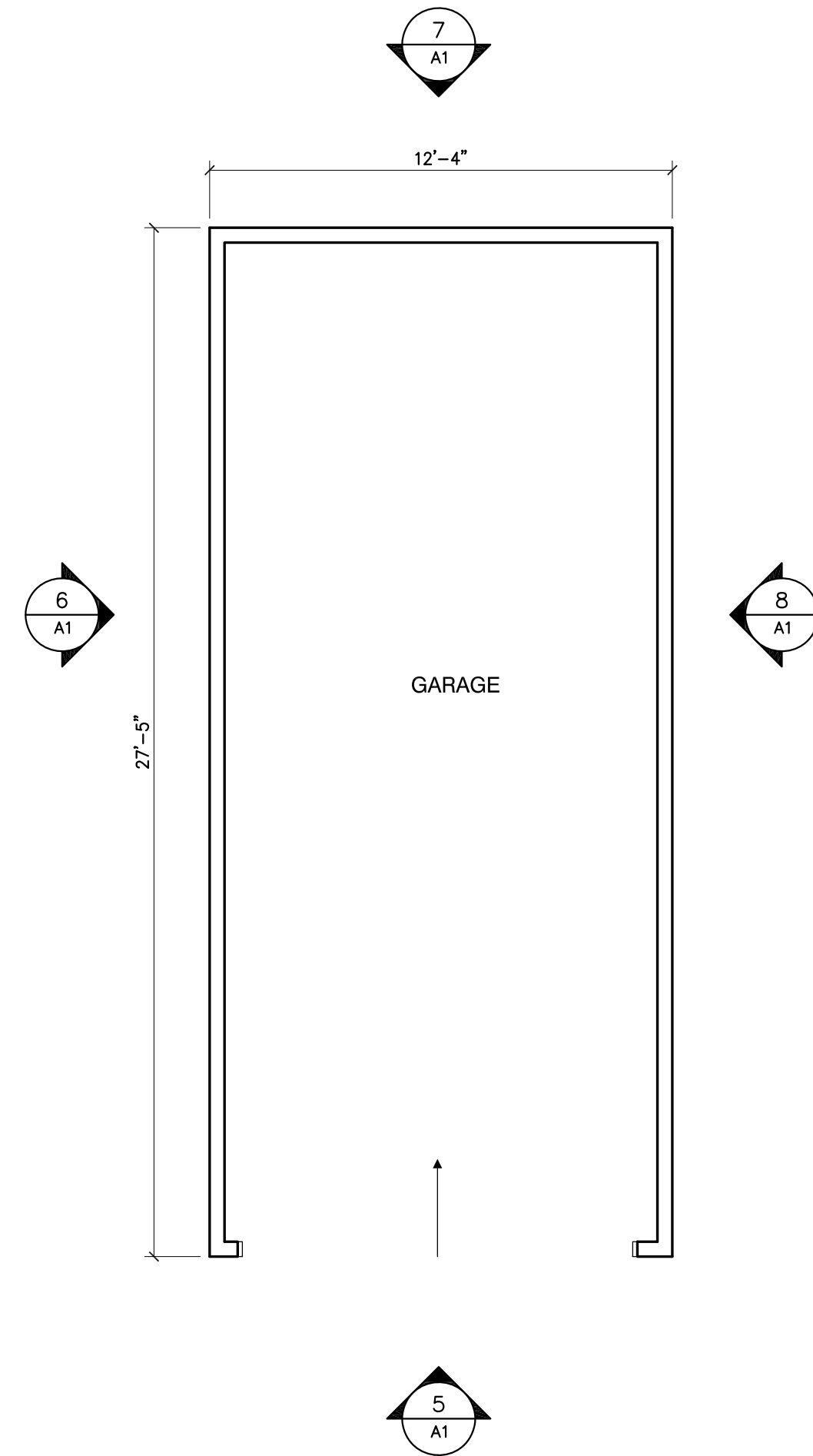
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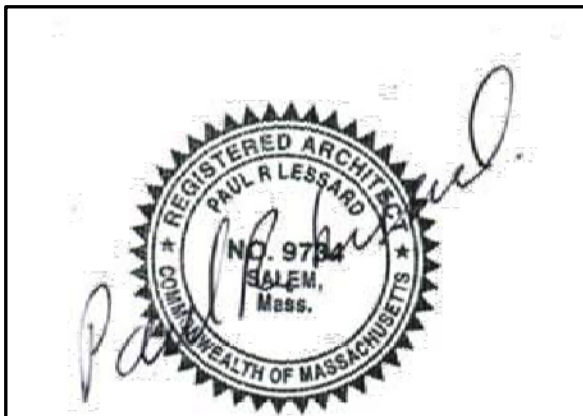
1  
A4  
**EXISTING 1st FLOOR PLAN**  
1/4"=1'-0"



2  
A4  
**EXISTING 2nd FLOOR PLAN**  
1/4"=1'-0"



3  
A4  
**EXISTING GARAGE FLOOR PLAN**  
1/4"=1'-0"



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HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

EXISTING FLOOR PLANS

REVISIONS:

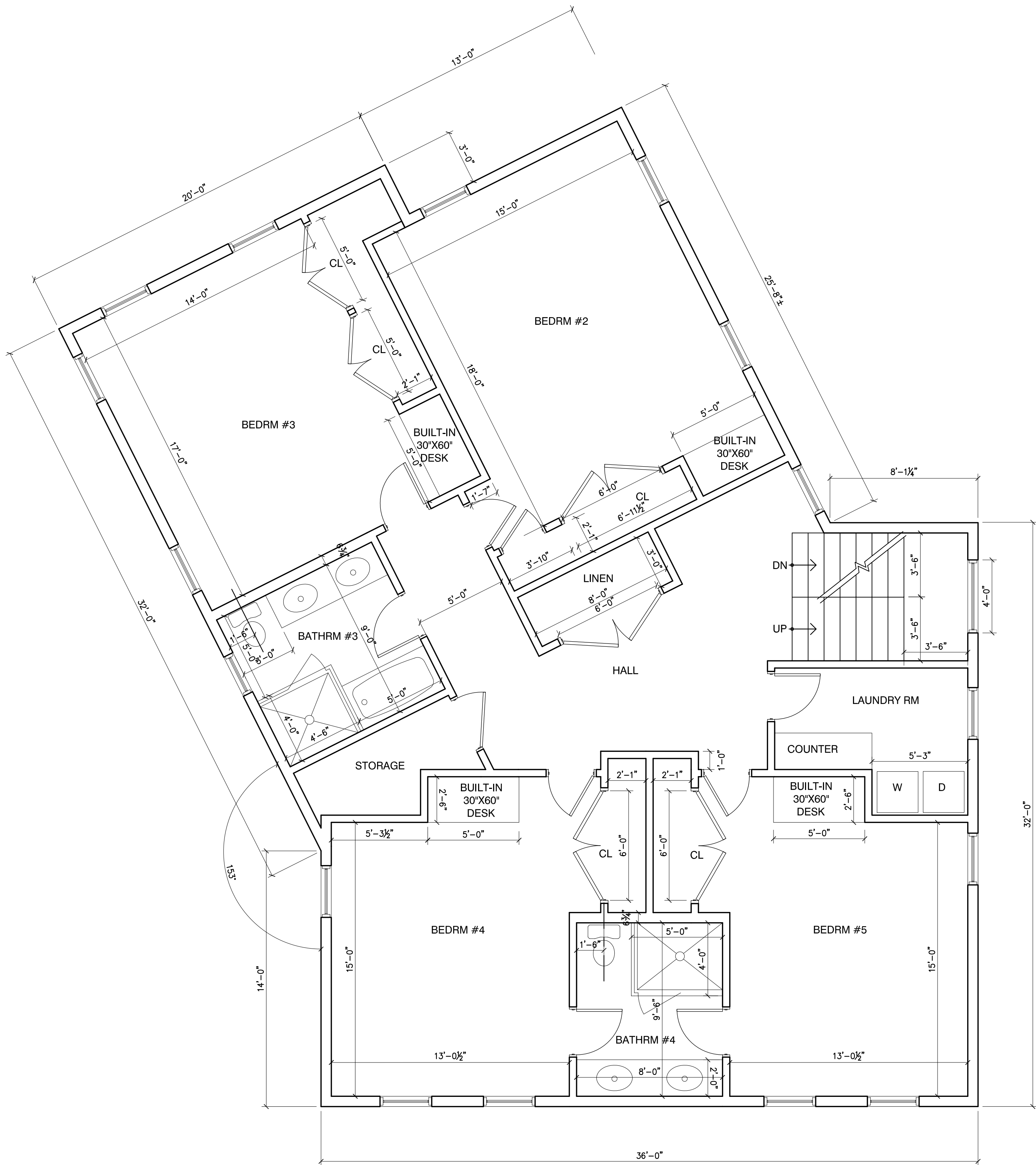
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DATE: 12/12/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:

A4

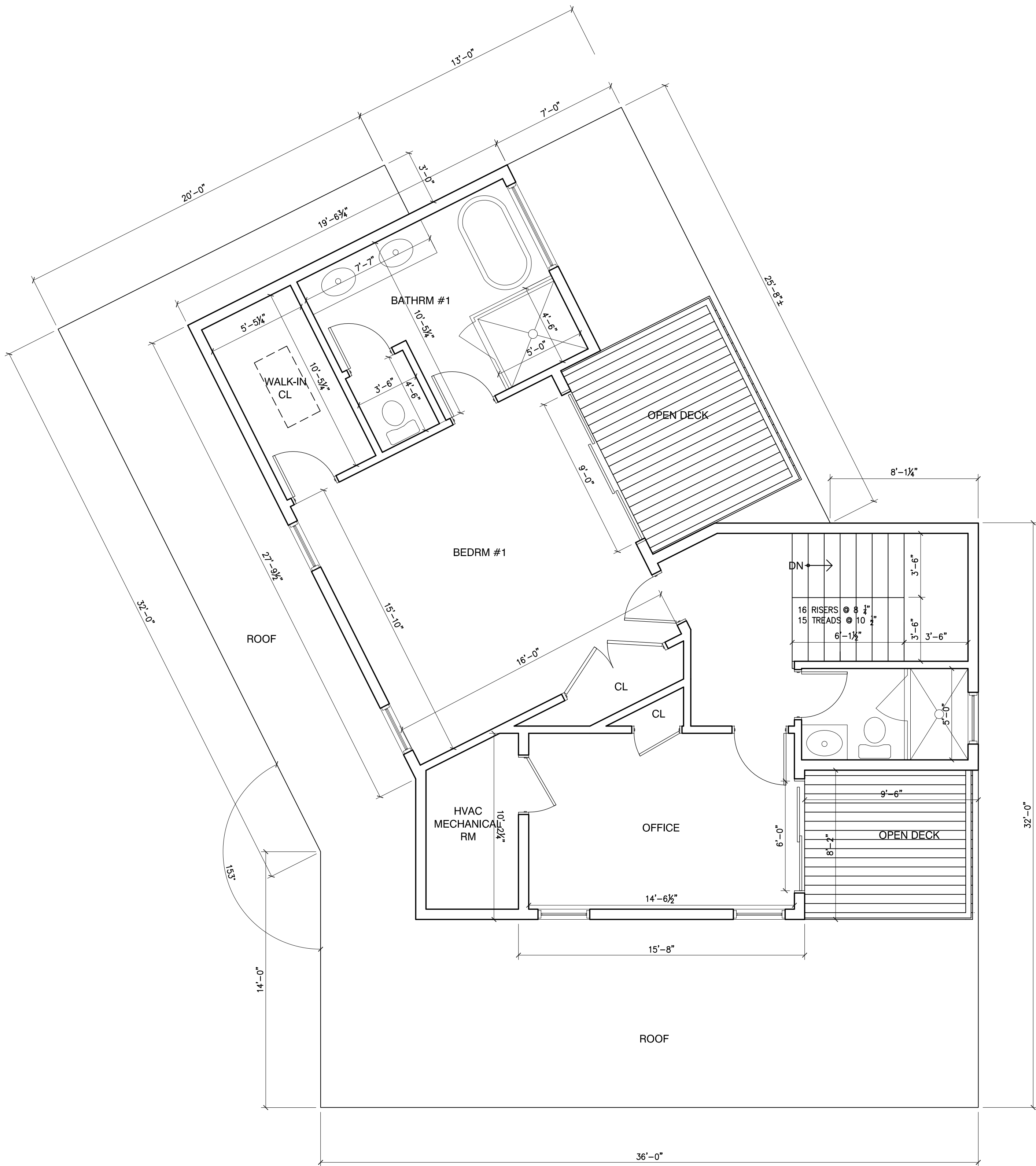






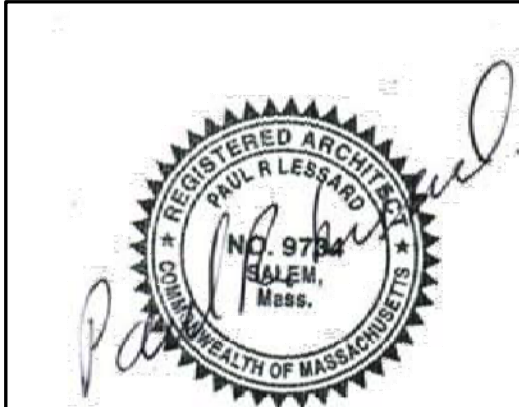
1,859 SQ. FT.

1  
A6 PROPOSED 2nd FLOOR PLAN  
1/4"=1'-0"



894 SQ. FT.

2  
A6 PROPOSED 3rd FLOOR PLAN  
1/4"=1'-0"



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HOUSE ADDITION  
39 WOODSIDE LANE  
ARLINGTON, MASSACHUSETTS

PROPOSED 2nd & 3rd FLOOR PLANS

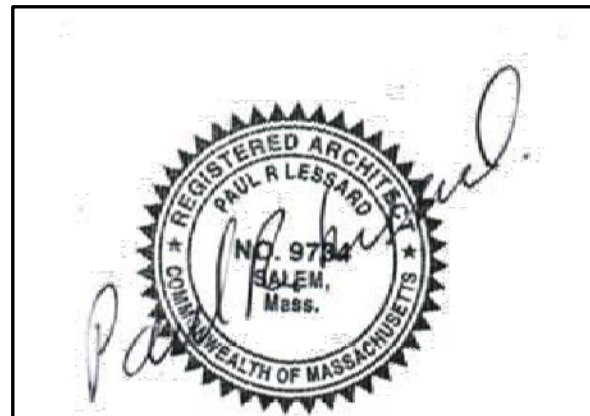
REVISIONS:  


PROJECT NUMBER:  
DATE: 12/12/24  
SCALE: AS NOTED  
DRAWN: PRL  
CHECK:

DRAWING NUMBER:  
  
A6



1  
A7  
PROPOSED ROOF PLAN  
1/4"=1'-0"

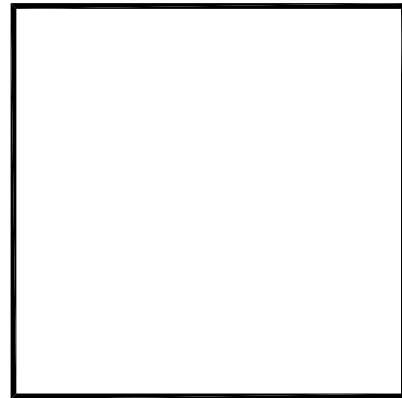
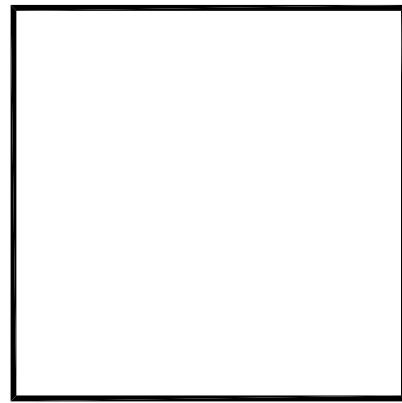


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(978) 210-1960 paul@paularchitect.com



HOUSE ADDITION

39 WOODSIDE LANE

ARLINGTON, MASSACHUSETTS

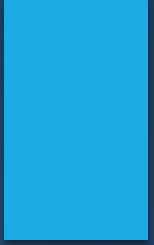
PROPOSED ROOF PLAN

REVISIONS:

PROJECT NUMBER:
DATE: 12/12/24
SCALE: AS NOTED
DRAWN: PRL
CHECK:

DRAWING NUMBER:

A7



# A review of other houses in the 39 Woodside Lane neighborhood



**61**  
**WOODSIDE LN**



**4,700 SF**



162 of 180



64

WOODSIDE LN

5,060 SF





6

Lillian Lane

4,636 SF





**33**

**RIDGE STREET**

**4,706 SF**





# 66 RIDGE STREET



5,238 SF





**248**

**RIDGE STREET**

**5,000 SF**





**239**  
**RIDGE STREET**

**4,429 SF**





**59**  
**OLD MYSTIC RD**

**4,285 SF**





**72**  
**COLLEGE AVENUE**

**5,025 SF**





**41**  
**YERXA ROAD**

**4,072 SF**





Average Square Feet of List	4,715 SF
39 Woodside Lane Proposed SF	4,562 SF

**MEDFORD ENGINEERING & SURVEY**  
**LAND SURVEYORS**

**15 HALL STREET, MEDFORD, MA 02155**  
**PHONE: 781-396-4466 FAX: 781-396-8052**  
**EMAIL: [chuck@medfordsurvey.com](mailto:chuck@medfordsurvey.com)**

December 31, 2024

Town of Arlington Board of Appeals  
51 Grove Street  
Arlington, MA. 02476

**Property Location: 39 Woodside Lane Arlington**

Members,

I was asked to explain how the existing useable open space at 39 Woodside Lane is 0%.

The only area where a 25' x 25' box can fit on the lot, free of buildings and the driveway is in the front yard between the left lot line and the existing driveway. But after going back to the lot and doing a detailed topo survey of that area, I was unable to find a 25' x 25' area that had a slope of less than 8%.

If this project is approved, as part of the grading of the front yard, we are proposing a retaining wall that will modify the grade from the left side line to the new driveways retaining wall, resulting in a grade of less than 8% which will create useable open space in that area.

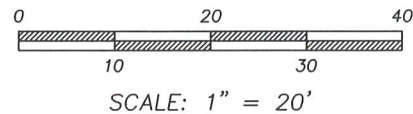
Hopefully this answers your questions with the proposed increase in useable open space for the project at 39 Woodside Road.

Sincerely,



Richard J. Mede Jr. P.L.S.  
Survey Supervisor  
Medford Engineering and Survey





EXISTING USABLE OPEN SPACE S.F. = 0 S.F.  
EXISTING USABLE OPEN SPACE% = 0%

PROPOSED USABLE OPEN SPACE S.F. = 1,612 S.F.  
PROPOSED USEABLE OPEN SPACE% = 17.67% OF LOT AREA

NOTE: LOCATION OF FENCES SHOWN ARE APPROXIMATE AND FOR AESTHETIC PURPOSES ONLY. A DETAILED LOCATION WOULD BE REQUIRED FOR THE EXACT LOCATION.

CURRENT OWNER: BETTER HOMES REALTY LLC

TITLE REFERENCE: BK 79628 PG 176

PLAN REFERENCE: BK 7738 END

THIS PLAN WAS PREPARED WITHOUT A FULL TITLE EXAMINATION AND IS NOT A CERTIFICATION TO THE TITLE OF THE LANDS SHOWN. THE OWNERSHIP OF ABUTTING PROPERTIES IS ACCORDING TO ASSESSORS RECORDS. THIS PLAN MAY OR MAY NOT SHOW ALL ENCUMBRANCES WHETHER EXPRESSED, IMPLIED OR PRESCRIPTIVE.

SURVEYOR'S CERTIFICATION:

TO: BETTER HOMES REALTY L.L.C.

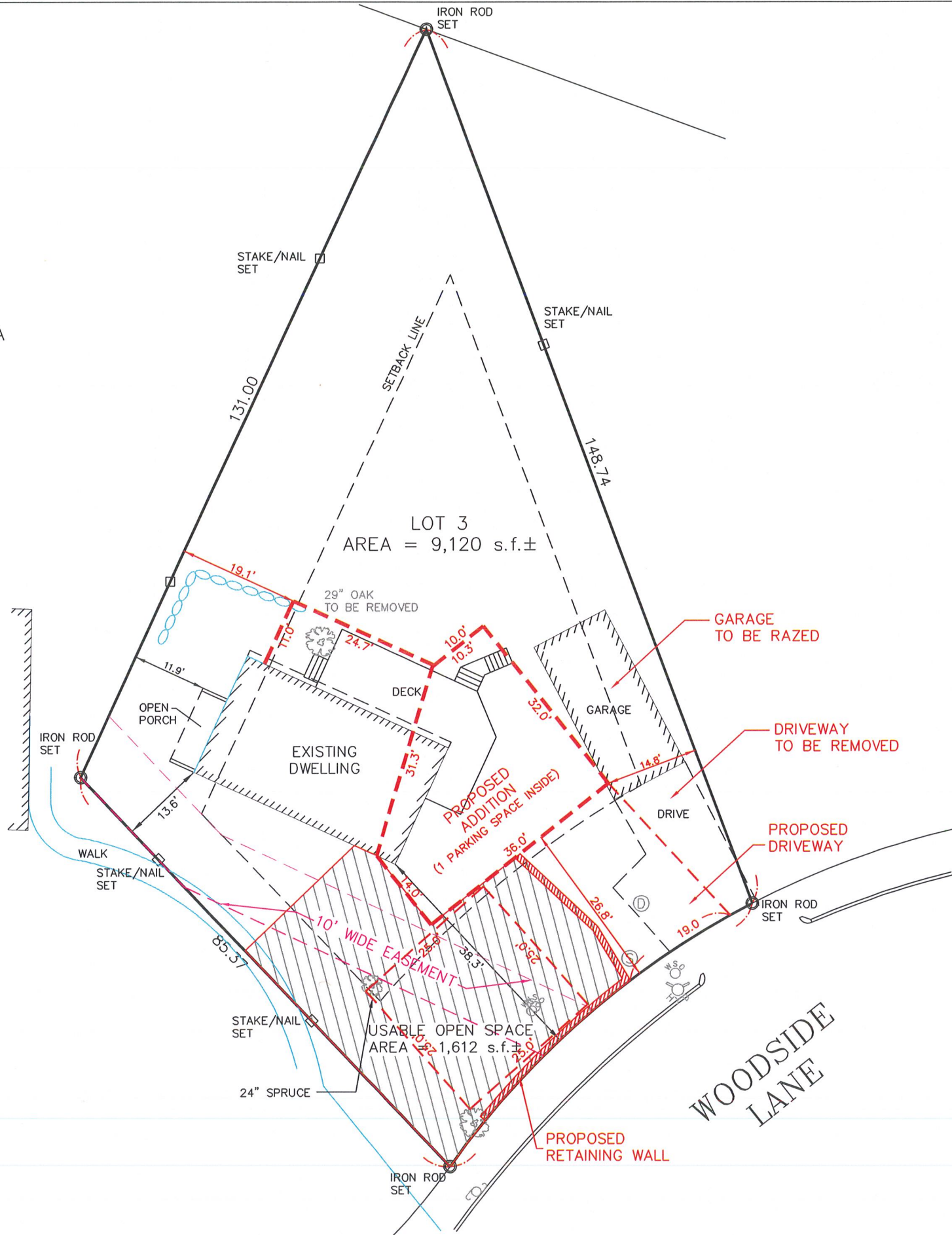
I CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE GENERALLY ACCEPTABLE PRACTICES OF LAND SURVEYORS IN THE COMMONWEALTH OF MASSACHUSETTS FOR A PLAN AND SURVEY OF THIS TYPE. THIS CERTIFICATION IS MADE ONLY TO THE ABOVE NAMED INDIVIDUAL(S) AND IS NULL AND VOID UPON ANY FURTHER CONVEYANCE OF THIS PLAN.

THE FIELD WORK WAS COMPLETED ON: MAY 20, 2022  
DATE OF PLAN: MAY 02, 2024  
DATE OF PLAN: JUNE 15, 2024 (REVISIONS)  
DATE OF PLAN: JULY 10, 2024 (REVISIONS)  
REVISION: NOVEMBER 20, 2024 (DRIVEWAY CHANGES)  
REVISION: DECEMBER 12, 2024 (REVISIONS)



  
RICHARD J. MEDE, JR. P.L.S.

12/12/2024  
DATE:



CERTIFIED PLOT PLAN  
39 WOODSIDE LANE  
ARLINGTON, MA.  
(MIDDLESEX COUNTY)

PREPARED BY:

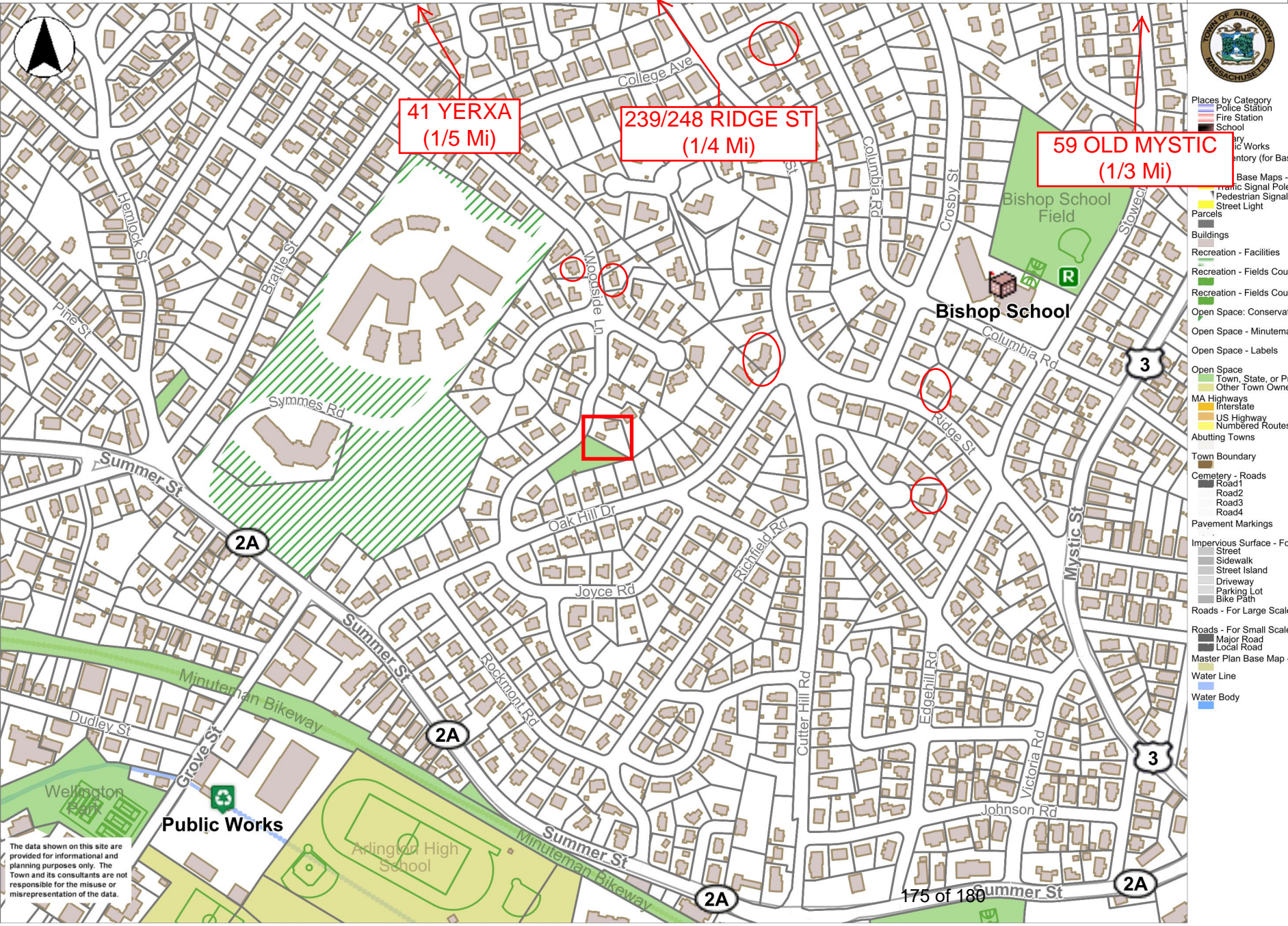


PREPARED FOR:

A.C. GENERAL

DRAWN	CHECKED	FILE No.
CAV	RJM	21526







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## 39 Woodside Lane development proposal

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**From** Erik Moore <eriknorthamerica@gmail.com>

**Date** Tue 1/14/2025 8:45 AM

**To** ZBA <ZBA@town.arlington.ma.us>

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

To: Zoning Board of Appeals.

As an abutter, I reviewed the proposals to develop a 4562 square foot house on 39 Woodside Lane. I am not opposed to redeveloping this property but I'm concerned that this proposed house is far too big to fit in with the neighborhood.

The proposal contains a Review of the Neighborhood including 10, mostly attractive houses that average 4715 square feet. However if you look at the certified list of the abutters, not a single house on this list actually appears in the list of abutters.

I went a step further. Using data from Zillow, I calculated the square footage of the average house on the certified abutter's list. You can see that even the largest house on the abutter's list is far smaller than this proposed development. I calculated that the proposed house, at 4562 square feet, is 39% larger than the largest house. If you look at the average size of the houses on the abutter list, it is approximately 1626 square feet.

This proposed house is far too large for the neighborhood, and even if you look at the documentation, the surveyor had trouble finding space on the log for such a large property. That to me is another sign that this house is too large for the neighborhood and too large for the lot.

I am not opposed to them developing a new house on the existing property, and not even opposed to a largish house there. But I feel that creating such gigantic houses in our neighborhood is out of character for the neighborhood.

Erik Moore  
26 Woodside Lane  
Arlington, MA

9 Hazel Terrace	3274
66 Oak Hill Drive	3229
18 hazel Terrace	2750
51 Oak Hill Drive	2504
15 Hazel Terrace	2200
2 Saratoga Road	2186

20 Joyce Road	2144
65 Oak Hill Drive	2100
30 Oak Hill drive	2092
1 Hazel Terrace	2050
58 Oak Hill Drive	2023
70 Oak Hill Drive	1961
50 Oak Hill Drive	1945
20 Vista Circle	1932
10 Woodside lane	1926
5 Saratoga Road	1872
43 Oak Hill Drive	1792
26 Joyce Road	1742
62 Oak Hill Drive	1740
69 Oak Hill Drive	1730
54 Oak Hill Drive	1728
8 Vista Circle	1611
14 Woodside lane	1568
6 hazel terrace	1525
5 Woodside lane	1495
38 Woodside Lane	1450
35 Oak Hill Drive	1443
38 Oak Hill Drive	1440
42 Woodside Lane	1398
16 Vista Circle	1397
46 Woodside Lane	1330
42 Oak Hill Drive	1316
43 Woodside Lane	1309
47 Oak Hill Drive	1291
10 hazel terrace	1282
47 Woodside Lane	1282
34 Joyce Road	1238
39 Oak Hill drive	1233
30 Joyce Road	1222
46 Oak Hill Drive	1176
14 Hazel terracee	1080
35 Joyce Road	1056
50 Woodside Lane	1040
12 Vista Circle	972
5 Hazel Terrace	876
26 Woodside Lane	700
30 Woodside Lane	700
34 Woodside Lane	700



**CERTIFIED ABUTTERS LIST****Date: November 26, 2024****Subject Property Location: 39 WOODSIDE LN Arlington, MA****Subject Parcel ID: 88-3-3****Search Distance: 300 Feet**

Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
67.A-1-9.A	10 WOODSIDE LN	SCHIFFER LAUREN	ASMUSSEN ERIK	10 WOODSIDE LN	ARLINGTON	MA	02474
67.A-1-10	14 WOODSIDE LN	WILSON TIMOTHY D--ETAL	WALSH PATRICIA C	14 WOODSIDE LN	ARLINGTON	MA	02474
67.A-3-26	35 JOYCE RD	DEL CANTO NICOLE	DEL CANTO FERNANDO IBARRA	35 JOYCE RD	ARLINGTON	MA	02474
67.A-3-27	5 SARATOGA RD	BERENSON ABBY	GANGI JESS	5 SARATOGA RD	ARLINGTON	MA	02474
67.A-4-1	51 OAK HILL DR	RUBEN DANIEL J	BAMEL DEBORAH	51 OAK HILL DR	ARLINGTON	MA	02474
67.A-4-2	34 JOYCE RD	ARENELLA RICHARD C		34 JOYCE RD	ARLINGTON	MA	02474
67.A-4-3	30 JOYCE RD	PUGLIESE MARC G/LAURENE M		30 JOYCE RD	ARLINGTON	MA	02474
67.A-4-4	26 JOYCE RD	DEPALMA VALERIE &	SMITH RUSSELL	26 JOYCE RD	ARLINGTON	MA	02474
67.A-4-5	20 JOYCE RD	GRANT DOUGLAS B	SAENZ ARCELIA	20 JOYCE RD	ARLINGTON	MA	02474
67.A-4-10	35 OAK HILL DR	VIVENZIO LAURA L	KUN ELIZABETH C	35 OAK HILL DR	ARLINGTON	MA	02474
67.A-4-11	39 OAK HILL DR	BISWAS ANUKUL	BISWAS NUPUR RANI	6 FREEMAN ST UNIT 1	ARLINGTON	MA	02474
67.A-4-12	43 OAK HILL DR	KENNEDY SCOTT WARREN		43 OAK HILL DR	ARLINGTON	MA	02474
67.A-4-13	47 OAK HILL DR	MALTAIS JACQUES A &	MALTAIS AMANDA ELLINGHAUS	47 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-1	50 OAK HILL DR	SCHILDER DIANE E		50 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-2	46 OAK HILL DR	LAVALLE BRIAN		46 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-3	42 OAK HILL DR	VAN BAAR JEROEN		42 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-4	38 OAK HILL DR	HICKIE ELIZABETH/TRUSTEE	HICKIE TRUST	38 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-5	34 OAK HILL DR	DUFFY EDWARD T IV		34 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-6.A	30 OAK HILL DR	ELVERSON BRYAN T/WENDY F		30 OAK HILL DR	ARLINGTON	MA	02474
67.A-5-7	5 WOODSIDE LN	CARY JOHN D &	GLIDDEN PATRICIA A	8 COLBY RD	ARLINGTON	MA	02476
87-1-6	2 SARATOGA RD	RIDEOUT EDWARD J	RIDEOUT BARBARA A	2 SARATOGA RD	ARLINGTON	MA	02474
87-1-7	65 OAK HILL DR	ZWIRN BENJAMIN G	ZWIRN COURTNEY H	65 OAK HILL DR	ARLINGTON	MA	02474
87-1-8	69 OAK HILL DR	WALSH CAROL T/ TRUSTEE	CAROL T WALSH 1994 REVOCABLE	69 OAK HILL DR	ARLINGTON	MA	02474
87-7-1.A	54 OAK HILL DR	CORNFORTH WHITNEY A	CORNFORTH ELIZABETH D	54 OAK HILL DR	ARLINGTON	MA	02474
87-7-2.A	58 OAK HILL DR	SANDERS ROBERT RICHARD ETAL	TRS/ GUSTAFSON SANDERS FAMILY	58 OAK HILL DR	ARLINGTON	MA	02474
87-7-3	62 OAK HILL DR	KERBAGE CHARLES	GAUVIN SABRINA	62 OAK HILL DR	ARLINGTON	MA	02474
87-7-4	66 OAK HILL DR	MOREAU JASON A & JANNA S/ TRS	66 OAK HILL DRIVE REALTY TRUST	66 OAK HILL DR	ARLINGTON	MA	02474
87-7-5	70 OAK HILL DR	MENON HARISH CHERIATH		70 OAK HILL DR	ARLINGTON	MA	02474
87-7-6	74 OAK HILL DR	LAKHANPAL PRABAL	WADAS-LAKHANPAL KELSEY J	74 OAK HILL DR	ARLINGTON	MA	02474
87-7-7	78 OAK HILL DR	GODEC JERNEJ	OGBECHIE-GODEC OLUWATOBI	78 OAK HILL DR	ARLINGTON	MA	02474
87-7-9	18 HAZEL TERR	LAROSA MARIA L &	DALEY RAYMOND	18 HAZEL TERR	ARLINGTON	MA	02474
87-7-10	15 HAZEL TERR	CHANG HAO-MING &	ARNOLD MAELYNN	15 HAZEL TERR	ARLINGTON	MA	02474



**CERTIFIED ABUTTERS LIST****Date: November 26, 2024****Subject Property Location: 39 WOODSIDE LN Arlington, MA****Subject Parcel ID: 88-3-3****Search Distance: 300 Feet**

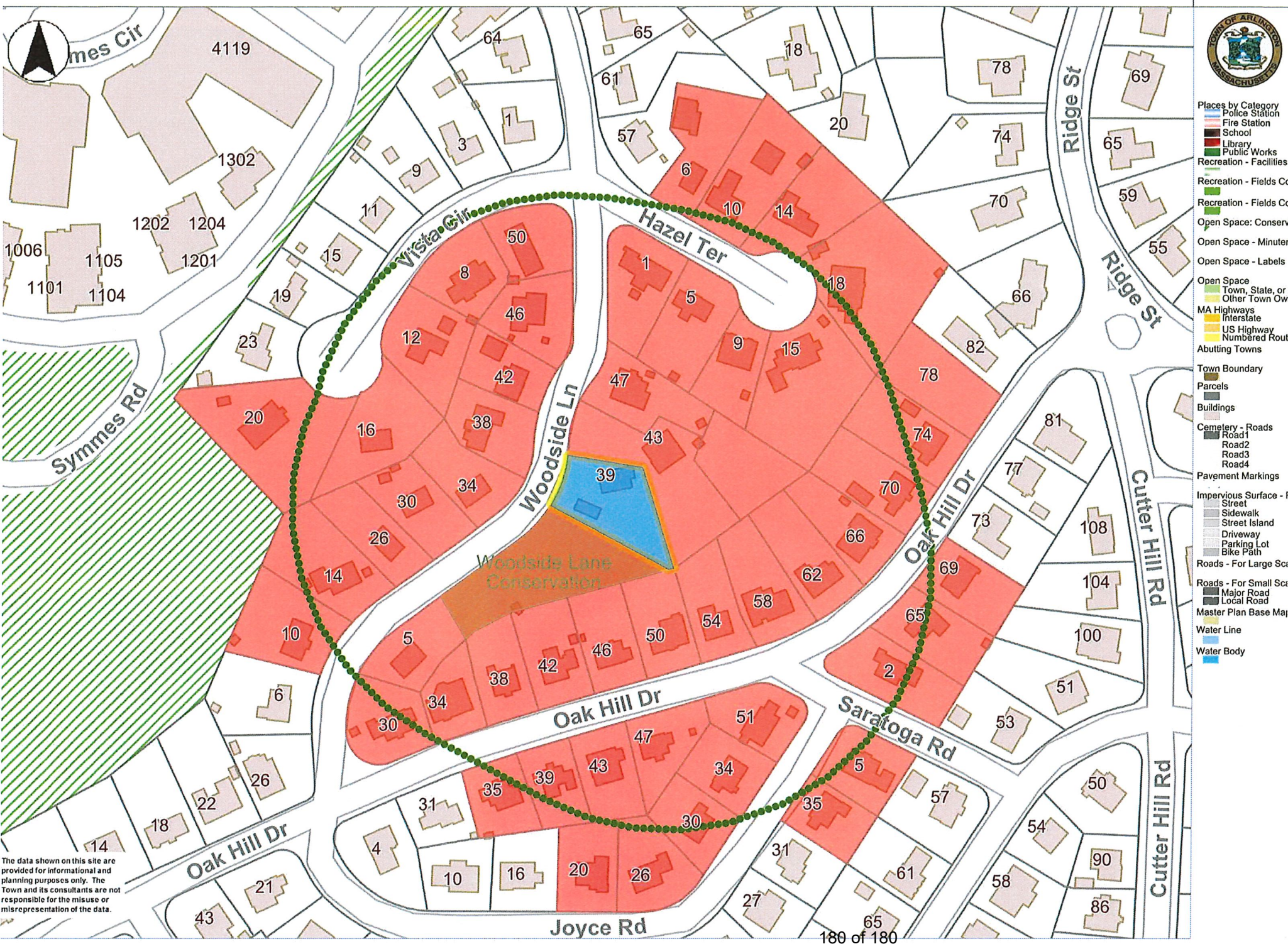
Parcel ID	Property Location	Owner 1	Owner 2	Mailing Address	City/Town	State	Zip
87-7-11	9 HAZEL TERR	LUESSEN HENRY P	SCHRIESHEIM HANNAH R	9 HAZEL TERR	ARLINGTON	MA	02474
88-1-23	20 VISTA CIR	HEALEY MICHAEL	AYOTTE JULIE	20 VISTA CIR	ARLINGTON	MA	02474
88-1-24	16 VISTA CIR	LEONG RUSSELL		16 VISTA CIR	ARLINGTON	MA	02474
88-1-25	12 VISTA CIR	MUNRO DAVID H ETAL/ TRS	MUNRO CARMICHAEL REVOCABLE TR	2 CENTRAL ST	BRISTOL	NH	03222
88-1-26	8 VISTA CIR	COX R DONALD & NANCY		8 VISTA CIR	ARLINGTON	MA	02474
88-1-27	50 WOODSIDE LN	ASOOR ALOK B	VARADARAJAN MALINI	50 WOODSIDE LN	ARLINGTON	MA	02474
88-1-28	46 WOODSIDE LN	ZIMMER LEORA &	KELLER JULIA	46 WOODSIDE LN	ARLINGTON	MA	02474
88-1-29	42 WOODSIDE LN	LO CONTE MAURO	RICKETTS WENDELL	42 WOODSIDE LN	ARLINGTON	MA	02474
88-1-30	38 WOODSIDE LN	THAPA DILIP	BASNET NEERA	38 WOODSIDE LN	ARLINGTON	MA	02474
88-1-31.A	34 WOODSIDE LN	SOUSA JANICE A		PO BOX 48	HULL	MA	02045
88-1-32.A	30 WOODSIDE LN	OSBORN KRISTINA M	HILLEBRAND CHRISTOPHER J	30 WOODSIDE LN	ARLINGTON	MA	02474
88-1-33.A	26 WOODSIDE LN	MOORE ERIK P		26 WOODSIDE LN	ARLINGTON	MA	02474
88-2-18	6 HAZEL TERR	JACKMAUH GREGORY J & CELIA A/ TRS	GREGORY J & CELIA A JACKMAUH	176 HOUDE LN	ST JOHNSBURY	VT	05819
88-2-19	10 HAZEL TERR	FRIEDMAN BETHANN/ TRUSTEE	BETHANN FRIEDMAN REVOCABLE TR	10 HAZEL TERR	ARLINGTON	MA	02474
88-2-20	14 HAZEL TERR	LAWRENCE ELIZABETH W		14 HAZEL TERR	ARLINGTON	MA	02474
88-3-1	0-LOT WOODSIDE LN	TOWN OF ARLINGTON TAX POSS	CONSERVATION COMMISSION	730 MASS AVE	ARLINGTON	MA	02476
<b>88-3-3</b>	<b>39 WOODSIDE LN</b>	<b>BETTER HOMES REALTY LLC</b>		<b>28 REVERE RD</b>	<b>WOBURN</b>	<b>MA</b>	<b>01801</b>
88-3-5.A	43 WOODSIDE LN	PORCIELLO STEPHEN J & JOYCE	PORCIELLO JOYCE M	43 WOODSIDE LN	ARLINGTON	MA	02474
88-3-5.B	47 WOODSIDE LN	ELLIS HELENA/ETAL	KRUEZ RICHARD J	47 WOODSIDE LN	ARLINGTON	MA	02474
88-3-6	1 HAZEL TERR	REGAN KEVIN & DENISE		1 HAZEL TERR	ARLINGTON	MA	02474
88-3-7	5 HAZEL TERR	THOMPSON MARK F & JEAN		5 HAZEL TERR	ARLINGTON	MA	02474
88-3-8	0-LOT WOODSIDE LN	TOWN OF ARLINGTON TAX POSS	CONSERVATION COMMISSION	730 MASS AVE	ARLINGTON	MA	02476

The Board of Assessors certifies the names and addresses of requested parties in interest, all abutters to subject parcel within 300 feet.



**Town of Arlington**  
**Office of the Board of Assessors**  
**730 Massachusetts Ave.**  
**Arlington, MA 02476**  
**phone: 781.316.3050**  
**email: assessors@town.arlington.ma.us**





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